Housing Authority of the City of Douglas, GA GA076

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006 Annual Plan for Fiscal Year 2002

ga076v02



CDHA Plan Agency Identification

PHA Name: Housing Authority of the City of Douglas, GA (CDHA) PHA Number: GA076 PHA Fiscal Year Beginning: 04/2002 **Public Access to Information** Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply) Main administrative office of the PHA PHA development management offices PHA local offices **Display Locations For CDHA Plans and Supporting Documents** The CDHA Plans (including attachments) are available for public inspection at: (select all that apply) Main administrative office of the CDHA CDHA development management offices CDHA local offices Main administrative office of the local government Main administrative office of the County government Main administrative office of the State government Public library CDHA website Other (list below) CDHA Plan Supporting Documents are available for inspection at: (select all that apply) Main business office of the CDHA PHA development management offices Other (list below)

5-YEAR PLAN CDHA FISCAL YEARS 2002 - 2006

[24 CFR Part 903.5]

A. Mission

A. Wiissiuli
State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)
The mission of the CDHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
The CDHA's mission is: (state mission here)
B. Goals
The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.
HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.
 CDHA Goal: Expand the supply of assisted housing Objectives: □ Apply for additional rental vouchers: □ Reduce public housing vacancies: The current CDHA vacancy rate is 22% and
the current occupancy rate is 78%. The goal of the CDHA is to increase occupancy levels that
will result in an average vacancy rate of 5% or less for each of the next five years. Leverage private or other public funds to create additional housing opportunities: Acquire or build units or developments Other (list below)
CDHA Goal: Improve the quality of assisted housing Objectives:
Improve public housing management: (MASS score) 25.7 (rounded up to 26). According to notification from HUD/REAC (1/11/2002) a score of 26 puts the CDHA in the Standard Performer category. The CDHA was a High Performer in past years, therefore, the

goal of the CDHA is to increase the MASS score to 27 or greater for each of the next five
years.
Improve voucher management: (SEMAP score)
Increase customer satisfaction: To Work toward increasing customer
satisfaction throughout the next five years as measured by HUD REAC Resident Assessment
Sub-system (RASS) surveys. The CDHA did not reach REACT/RASS threshold scores in a
number of categories in 2000 and continued to have problems with the REACT/RASS scoring
in 2002. In 2001 the CDHA received a score of 67% in the Communication area of the REAC
RASS; the CDHA received a score of 74% in the Safety area of the REAC RASS; and the
CDHA received a score of 70% in the Neighborhood Appearance area of the REAC RASS.
These CDHA REAC RASS scores were below the 75% threshold and the CDHA has
submitted a REAC RASS Corrective Action Follow-up Plan to HUD. As required by HUD,
the funds to support the Follow-up Plan will be allocated from the CDHA Operating Budget.
Please refer to Attachment ga076h02.
Concentrate on efforts to improve specific management functions: The 2002
CDHA will enhance its human and material resources to enhance resident safety needs, to
enhance over-all resident quality of life needs, to better define resident needs for self-sufficiency
and to support these defined resident needs.
Renovate or modernize public housing units: To maximize the use of Capitol
Fund grants to improve the livability and aesthetics of all CDHA neighborhoods.
Demolish or dispose of obsolete public housing: The CDHA received HUD
approval for its demolition plans in FY2000. The CDHA has received official
notification from HUD that the HOPE VI Demolition program has been funded for
\$160,000.
Provide replacement public housing:
Provide replacement vouchers:
Other: (list below)
CDHA Goal: Increase assisted housing choices
Objectives:
Provide voucher mobility counseling:
Conduct outreach efforts to potential voucher landlords
Increase voucher payment standards
Implement voucher homeownership program: The CDHA will develop,
implement, monitor and evaluate a viable homeownership program (for selected residents with
homeownership potential) before the end of the initial Five Year Plan (3/31/2004).
Implement public housing or other homeownership programs:
Implement public housing site-based waiting lists:
Convert public housing to vouchers:
Other: (list below)

HUD	Strategic Goal: Improve community quality of life and economic vitality
HUD	CDHA Goal: Provide an improved living environment Objectives: Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: The CDHA will continue to monitor average incomes of all families in all CDHA neighborhoods and maintain an average difference of no more than +/- 15% Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Implement public housing security improvements: The CDHA has received HUD approval of a DETAP TA to be delivered by Dr. Hugh J. Phillips, CEO INTERTECH ASSOCIATES. The CDHA will implement the DETAP TA recommendations to improve resident security, enhance education, intervention, and prevention programs, and enhance over-all resident quality of life in the CDHA Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Other: (list below)
	CDHA Goal: Promote self-sufficiency and asset development of assisted households Objectives: Increase the number and percentage of employed persons in assisted families: Provide or attract supportive services to improve assistance recipients' employability: The CDHA has been officially notified by HUD that the CDHA FY2001 ROSS-RSDM-Family grant application has been approved for funding in the amount of \$250,000 and has been assigned the grant number GA01RSF076P0101. The CDHA ROSS-RSDM Program will be on line from 10/2001 thru 06/2003. Provide or attract supportive services to increase independence for the elderly or families with disabilities. Other: (list below)

HUD S	Strategi	c Goal: Ensure Equal Opportunity in Housing for all Americans
\times	CDHA	Goal: Ensure equal opportunity and affirmatively further fair housing
	Object	ives:
	\boxtimes	Undertake affirmative measures to ensure access to assisted housing regardless
		of race, color, religion national origin, sex, familial status, and disability: The
		CDHA will assure that Affirmative Action policies of the CDHA will be
		successful.
	\boxtimes	Undertake affirmative measures to provide a suitable living environment for
		families living in assisted housing, regardless of race, color, religion national
		origin, sex, familial status, and disability: The CDHA will assure that Affirmative
		Action policies of the CDHA will be successful.
		Undertake affirmative measures to ensure accessible housing to persons with all
		varieties of disabilities regardless of unit size required:
		Other: (list below)
	Other	CDHA Goals and Objectives: (list below)

5 Year Plan Page 4

Annual CDHA Plan CDHA Fiscal Year 2002

[24 CFR Part 903.7]

i. Annual Plan Type:	
Select which type of Annual Plan the PHA will submit.	
Standard Plan	
Streamlined Plan:	
High Performing PHA	
Small Agency (<250 Public Housing Units)	
Administering Section 8 Only	
Troubled Agency Plan	
ii. Executive Summary of the Annual CDHA Plan [24 CFR Part 903.7 9 (r)]	
Provide a brief overview of the information in the Annual Plan, including highlights of major initiat and discretionary policies the PHA has included in the Annual Plan.	ives
OPTIONAL-NOT REQUIRED	
iii. Annual Plan Table of Contents	
[24 CFR Part 903.7 9 (r)]	
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting	
documents available for public inspection. NO LONGER REQUIRED	
Table of Contents	
	age#
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	
2. Financial Resources	
3. Policies on Eligibility, Selection and Admissions	
4. Rent Determination Policies	
5. Operations and Management Policies	
6. Grievance Procedures	
7. Capital Improvement Needs	
8. Demolition and Disposition	
9. Designation of Housing	
10. Conversions of Public Housing	

- 11. Homeownership
- 12. Community Service Programs
- 13. Crime and Safety
- 14. Pets Policy
- 15. Civil Rights Certifications (included with CDHA Plan Certifications)
- 16. Audit
- 17. Asset Management
- 18. Progress toward meeting CDHA Five Year Mission and Goals (refer to **Attachment ga076g02**)
- 19. Resident Council Representative to CDHA Board of Commissioners. Ms. Helen Tapley recommended to Mayor Lockwood by CDHA Executive Director Carolyn D. Thompson and was subsequently appointed on 10/2001 to the CDHA Board of Commissioners to serve a five-year term.
- 20. Resident Council Board and Resident Advisory Membership. The President of the Resident Council Board and Resident Council Advisory Board is Thomas Hill (elected on 11/15/2001). The Vice-President is Helen Tapley and Secretary is Debra Brown. The Treasurer is Pauline Coates. Please refer to addition narrative on the Resident Board in later sections of the CDHA FY2002 Plan.
- 21. Significant Amendments or Substantial Deviations in Budgets and Work Item Thresholds (please refer to **Attachment ga076e02**)
- 22. REAC RASS Follow-up Plan (please refer to Attachment ga076h02).
- 23. Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments. (please refer to Attachment ga076j02).
- 24. All required HUD CERTIFICATIONS (hard copies on review at CDHA and sent to HUD Atlanta. (please refer to **Attachment ga076i02**).

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

Admissions Policy for De-concentration: De-concentration Monitoring Action Plan
The average incomes of all CDHA sites will be monitored on a regular basis and compared
to insure that any given site does not exceed the aggregate average income by more than
15%.

\boxtimes	FY 2002 Capital Fund Program Annual Statement (refer to Attachment
ga076a	a02).

- X Progress toward meeting Five Year Mission and Goals (refer to **Attachment ga076g02**)
- X REAC RASS Follow-up Plan (refer to **Attachment ga076h02**)

Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) NOT REQUIRED .
Optional Attachments:
PHA Management Organizational Chart: The CDHA operates within a four-tiered
organizational structure:
BOARD OF COMMISSIONERS
EXECUTIVE DIRECTOR
DIRECTOR OF OPERATIONS
ADMINISTRATION - MAINTENANCE - RESIDENT SERVICES
FY 2002 Capital Fund Program 5 Year Action Plan (refer to Attachments
ga076b02, ga076c02, ga076d02).
Public Housing Drug Elimination Program (PHDEP) Plan (refer to Attachment
ga076f02).
Comments of Resident Advisory Board or Boards: Resident Advisory Board
comments were solicited, however, no comments were submitted.

Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the CDHA.

List of Supporting Documents Available for Review								
Applicable	Supporting Document Applicable Plan Component							
&								
On Display								
X	PHA Plan Certifications of Compliance with the PHA Plans	5 Year and Annual Plans						
	and Related Regulations							
X	State/Local Government Certification of Consistency with the	5 Year and Annual Plans						
	Consolidated Plan							
X	Fair Housing Documentation:	5 Year and Annual Plans						
	Records reflecting that the PHA has examined its programs or							
	proposed programs, identified any impediments to fair							
	housing choice in those programs, addressed or is							
	addressing those impediments in a reasonable fashion in							
	view of the resources available, and worked or is working							
	with local jurisdictions to implement any of the jurisdictions'							
	initiatives to affirmatively further fair housing that require the							
	PHA's involvement.							

List of Supporting Documents Available for Review						
Applicable & On Display	Supporting Document	Applicable Plan Component				
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs				
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;				
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies				
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies				
X	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de- concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies				
X	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination				
X	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination				
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination				
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance				
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures				
NA	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan Annual Plan: Grievance Procedures					
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant	Annual Plan: Capital Needs				

List of Supporting Documents Available for Review						
Applicable & On Display	Supporting Document	Applicable Plan Component				
On Display	year					
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs				
IVA	any active CIAP grant	Annual I Ian. Capital Needs				
X	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs				
21	Fund/Comprehensive Grant Program, if not included as an	74maarram. Capitarrecus				
	attachment (provided at PHA option)					
X	Approved HOPE VI applications or, if more recent, approved	Annual Plan: Capital Needs				
	or submitted HOPE VI Revitalization Plans or any other					
	approved proposal for development of public housing					
X	Approved or submitted applications for demolition and/or	Annual Plan: Demolition				
	disposition of public housing	and Disposition				
X	Approved or submitted applications for designation of public	Annual Plan: Designation of				
	housing (Designated Housing Plans)	Public Housing				
NA	Approved or submitted assessments of reasonable	Annual Plan: Conversion of				
	revitalization of public housing and approved or submitted	Public Housing				
	conversion plans prepared pursuant to section 202 of the					
	1996 HUD Appropriations Act					
NA	Approved or submitted public housing homeownership	Annual Plan:				
	programs/plans	Homeownership				
NA	Policies governing any Section 8 Homeownership program	Annual Plan:				
	check here if included in the Section 8	Homeownership				
	Administrative Plan					
NA	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community				
	agency	Service & Self-Sufficiency				
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community				
		Service & Self-Sufficiency				
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other	Annual Plan: Community				
	resident services grant) grant program reports	Service & Self-Sufficiency				
X	The most recent Public Housing Drug Elimination Program	Annual Plan: Safety and				
Α	(PHDEP) semi-annual performance report for any open grant	Crime Prevention				
	and most recently submitted PHDEP application (PHDEP	Crime revention				
	Plan)					
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit				
	under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.					
	S.C. 1437c(h)), the results of that audit and the PHA's					
	response to any findings					
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs				
X	PHA Certification of Compliance with PHA Plans and Related Regulations (12/99)	Annual Plan: Certification				
		Annual Plan: Certification				
	Consistency with the Consolidated Plan (HUD 50075)					
X	Certification of Drug-Free Work Place (Form 500070)	Annual Plan: Certification				
X	Disclosure of Lobbying Activities (Form-LLL & Form-LLL-A)	Annual Plan: Certification				
X	Certification of Payments to Influence Federal Transactions (HUD 50071)	Annual Plan: Certification				

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction Served by the CDHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3100	4	3	2	3	3	4
Income >30% but <=50% of AMI	1850	3	3	3	3	3	3
Income >50% but <80% of AMI	700	3	2	3	3	3	3
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
African American	2300	4	3	3	4	3	4
White	8000	4	3	3	4	3	4
Hispanic	200	4	3	3	4	3	4
Other	50	4	3	3	4	3	4

What sources of information did the CDHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

\boxtimes	Consolidated Plan of the Jurisdiction
	Indicate year: FFY2000
\boxtimes	U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS")
	dataset
	American Housing Survey data
	Indicate year:
	Other housing market study

Indicate year:
Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the CDHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (selec	t one)		
Section 8 tenant-based assistance			
Public Housing			
Combined Secti	on 8 and Public Housing	or D	
Public Housing	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	19		126
Extremely low income	0	0%	6
<=30% AMI			
Very low income	14	74%	85
(>30% but <=50%			
AMI)			
Low income	5	26%	41
(>50% but <80%			

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	17	90%	84
Elderly families	1	<1%	9
Families with Disabilities	1	<1%	3
White	5	26%	26
African-American	13	68%	3
Latino/Hispanic	1	5%	1
Other	0	0%	0
Characteristics by Bedroom Size (Public Housing Only)			
0 BR-efficiency	0	0%	1
1 BR	7	37%	48
2 BR	5	26%	14
3 BR	4	21%	28
4 BR	2	11%	11
5 BR	1	5%	0
If yes: How long has i Does the PHA	permit specific categories	hs)? in the PHA Plan year? [s of families onto the wait	
jurisdiction and on the waithis strategy. (1) Strategies	of the PHA's strategy for a string list IN THE UPCOMIN	nddressing the housing need G YEAR, and the Agency's ll eligible populations able units available to	reasons for choosing

\boxtimes	Employ effective maintenance and management policies to minimize the number of
X X	public housing units off-line Reduce turnover time for vacated public housing units
	Reduce time to renovate public housing units
	Seek replacement of public housing units lost to the inventory through mixed finance
	development
	Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
	Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
\boxtimes	Undertake measures to ensure access to affordable housing among families assisted by the CDHA, regardless of unit size required
	Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
	Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
\boxtimes	Participate in the Consolidated Plan development process to ensure coordination
	with broader community strategies Other (list below)
	gy 2: Increase the number of affordable housing units by:
	gy 2: Increase the number of affordable housing units by: l that apply
Select al	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of
Select al	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing Pursue housing resources other than public housing or Section 8 tenant-based
Select al	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing
Select al	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance. Other: (list below)
Select al	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance.
Select al mixed - Need: Strates	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance. Other: (list below) Specific Family Types: Families at or below 30% of median sy 1: Target available assistance to families at or below 30 % of AMI
Select al mixed - Need: Strates	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance. Other: (list below) Specific Family Types: Families at or below 30% of median
Select al mixed - Need: Strates	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance. Other: (list below) Specific Family Types: Families at or below 30% of median asy 1: Target available assistance to families at or below 30 % of AMI that apply Exceed HUD federal targeting requirements for families at or below 30% of AMI in
Select al mixed - Need: Strates	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance. Other: (list below) Specific Family Types: Families at or below 30% of median ty 1: Target available assistance to families at or below 30 % of AMI that apply

	Employ admissions preferences aimed at families with economic hardships Adopt rent policies to support and encourage work Other: (list below)		
Need:	Specific Family Types: Families at or below 50% of median		
	gy 1: Target available assistance to families at or below 50% of AMI		
	Employ admissions preferences aimed at families who are working Adopt rent policies to support and encourage work Other: (list below)		
Need:	Specific Family Types: The Elderly		
Strategy 1: Target available assistance to the elderly: Select all that apply			
Sereet al	· ······ ···· ····· ··················		
	Seek designation of public housing for the elderly Apply for special-purpose vouchers targeted to the elderly, should they become available Other: (list below)		
Need:	Specific Family Types: Families with Disabilities		
_	gy 1: Target available assistance to Families with Disabilities: l that apply		
	Seek designation of public housing for families with disabilities Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing Apply for special-purpose vouchers targeted to families with disabilities, should they		
	become available Affirmatively market to local non-profit agencies that assist families with disabilities Other: (list below)		

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if	applicable
	Affirmatively market to races/ethnicities shown to have disproportionate housing needs Other: (list below)
	gy 2: Conduct activities to affirmatively further fair housing
	11.7
	Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
	Market the section 8 program to owners outside of areas of poverty /minority concentrations
	Other: (list below)
(2) Re	Housing Needs & Strategies: (list needs and strategies below) easons for Selecting Strategies factors listed below, select all that influenced the CDHA's selection of the strategies it rsue:
\boxtimes	Funding constraints Staffing constraints
	Limited availability of sites for assisted housing
	Extent to which particular housing needs are met by other organizations in the community
\boxtimes	Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the CDHA
\boxtimes	Influence of the housing market on CDHA programs
X	Community priorities regarding housing assistance
	Results of consultation with local or state government
	Results of consultation with residents and the Resident Advisory Board Results of consultation with advocacy groups
	NESULS OF CONSULATION WITH AUTOCACY STOURS

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources:			
Planned Sources and Uses			
Sources Planned \$ Planned Uses			
1. Federal Grants (FY 2001 grants)			
a) Public Housing Operating Fund	\$609,383.00	Daily Operations	
b) Public Housing Capital Fund	\$744,345.00	Remodeling	
c) HOPE VI Revitalization	-0-		
d) HOPE VI Demolition	\$160,000.00		
e) Annual Contributions for Section 8 Tenant-Based Assistance	-0-		
f) Public Housing Drug Elimination	\$100,734.00	Security & Resident	
Program (including any Technical Assistance funds)	\$ 12,257.18	Services	
g) Resident Opportunity and Self- Sufficiency Grants	\$250,000.00	Resident Services	
h) Community Development Block Grant	-0-		
i) HOME	-0-		
Other Federal Grants (list below)			
2. Prior Year Federal Grants (un-			
obligated funds only) (list below)			
2000 CFP	\$417,612.49	Demolition & Re-mod	
2001 CFP	\$669,845.00	Demolition & Re-mod	
3. Public Housing Dwelling Rental Income	\$430,000.00	Daily Operations	

Financial Resources:				
Sources Planned Sources and Uses Planned \$ Planned Uses				
4. Other income (list below)	\$155,000.00	Daily Operations		
4. Non-federal sources (list below)				
Total resources	\$3,549,196.67			
[24 CFR Part 903.7 9 (c)] A. Public Housing Exemptions: PHAs that do not administer pull 3A. (1) Eligibility	blic housing are not required to	complete subcomponent		
3A. (1) Eligibility				
a. When does the PHA verify eligibility for admission to public housing? (select all that apply) When families are within a certain number of being offered a unit: (state number) When families are within a certain time of being offered a unit: (state time) Other: (describe)				
 b. Which non-income (screening) factors admission to public housing (select all Criminal or Drug-related activity Rental history Housekeeping Other (describe) 	that apply)?	lish eligibility for		
d. Yes No: Does the CDHA re	reening purposes?			

e. Yes No: Does the CDHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
(2)Waiting List Organization
 a. Which methods does the CDHA plan to use to organize its public housing waiting list (select all that apply) Community-wide list Sub-jurisdictional lists Site-based waiting lists Other (describe)
 b. Where may interested persons apply for admission to public housing? CDHA main administrative office CDHA development site management office Other (list below)
c. If the CDHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment
1. How many site-based waiting lists will the CDHA operate in the coming year?
 Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? Yes No: May families be on more than one list simultaneously If yes, how many lists?
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? CDHA main administrative office All PHA development management offices Management offices at developments with site-based waiting lists At the development to which they would like to apply Other (list below)
(3) Assignment

omelessness igh rent burden (rent is > 50 percent of income)
ferences: (select below) Yorking families and those unable to work because of age or disability eterans and veterans' families esidents who live and/or work in the jurisdiction mose enrolled currently in educational, training, or upward mobility programs ouseholds that contribute to meeting income goals (broad range of incomes) ouseholds that contribute to meeting income requirements (targeting) mose previously enrolled in educational, training, or upward mobility programs ictims of reprisals or hate crimes ther preference(s) (list below)
HA will employ admissions preferences, please prioritize by placing a "1" in the represents your first priority, a "2" in the box representing your second priority, If you give equal weight to one or more of these choices (either through an ierarchy or through a point system), place the same number next to each. That a can use "1" more than once, "2" more than once, etc.
and Time
ederal preferences: voluntary Displacement (Disaster, Government Action, Action of Housing wner, Inaccessibility, Property Disposition) ictims of domestic violence abstandard housing omelessness igh rent burden
Ferences (select all that apply) Forking families and those unable to work because of age or disability eterans and veterans' families esidents who live and/or work in the jurisdiction nose enrolled currently in educational, training, or upward mobility programs ouseholds that contribute to meeting income goals (broad range of incomes) ouseholds that contribute to meeting income requirements (targeting) nose previously enrolled in educational, training, or upward mobility programs ictims of reprisals or hate crimes ther preference(s) (list below)

	tionship of preferences to income targeting requirements: The PHA applies preferences within income tiers
	Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
(5) Occ	<u>upancy</u>
rules	reference materials can applicants and residents use to obtain information about the of occupancy of public housing (select all that apply) The CDHA-resident lease
	The CDHA's Admissions and (Continued) Occupancy policy CDHA briefing seminars or written materials Other source (list)
	often must residents notify the CDHA of changes in family composition? et all that apply)
\equiv	At an annual reexamination and lease renewal Any time family composition changes
\boxtimes	At family request for revision Other (list)
	concentration and Income Mixing
·	e refer to Attachment ga $076k02$). Yes \boxtimes No: Did the CDHA's analysis of its family (general occupancy)
u.	developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?
b. 🔲 🤊	Yes No: Did the CDHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
	answer to b was yes, what changes were adopted? (select all that apply)
	Adoption of site-based waiting lists If selected, list targeted developments below:
	Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments If selected, list targeted developments below:

	Employing new admission preferences at targeted developments If selected, list targeted developments below:
	Other (list policies and developments targeted below)
d. 🗌	Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?
e. If th	e answer to d was yes, how would you describe these changes? (select all that apply)
	Additional affirmative marketing Actions to improve the marketability of certain developments Adoption or adjustment of ceiling rents for certain developments Adoption of rent incentives to encourage de-concentration of poverty and incomemixing Other (list below)
	ed on the results of the required analysis, in which developments will the CDHA make efforts to attract or retain higher-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:
_	ed on the results of the required analysis, in which developments will the CDHA make efforts to assure access for lower-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:
	ction 8
Unless o	ons: PHAs that do not administer section 8 are not required to complete sub-component 3B. otherwise specified, all questions in this section apply only to the tenant-based section 8 ce program (vouchers, and until completely merged into the voucher program, certificates).
	CDHA HAS NO SECTION 8.
(1) Elig	<u>gibility</u>
a. Wha	at is the extent of screening conducted by the PHA? (select all that apply) Criminal or drug-related activity only to the extent required by law or regulation Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)
Other (list below) b. Yes No: Does the PHA request criminal records from local law enforcement
agencies for screening purposes?
c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
Criminal or drug-related activity
Other (describe below)
(2) Waiting List Organization
a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply) None Federal public housing
Federal moderate rehabilitation
Federal project-based certificate program
Other federal or local program (list below)
b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply) PHA main administrative office
Other (list below)
(3) Search Time
a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:

Expires: 03/31/2002

(4) Admissions Preferences

a. Income targeting
Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
 b. Preferences 1. Yes No: Has the PHA established preferences for admission to section 8 tenant-
based assistance? (other than date and time of application) (if no,
skip to subcomponent (5) Special purpose section 8 assistance
programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
Former Federal preferences
Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden (rent is > 50 percent of income)
Other preferences (select all that apply)
Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in your jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes

Other preference(s) (list below)
3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.
Date and Time
Former Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden
Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)
 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one) Date and time of application Drawing (lottery) or other random choice technique
 5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) This preference has previously been reviewed and approved by HUD The PHA requests approval for this preference through this PHA Plan 6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements	
(5) Special Purpose Section 8 Assistance Programs	
 a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply) The Section 8 Administrative Plan Briefing sessions and written materials Other (list below) 	
 b. How does the PHA announce the availability of any special-purpose section 8 programs to the public? Through published notices Other (list below) 	
4. PHA Rent Determination Policies [24 CFR Part 903.7 9 (d)]	
A. Public Housing Exemptions: PHAs that do not administer public housing are not required to complete sub-component	
4A. (1) Income Based Rent Policies	
Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.	
a. Use of discretionary policies: (select one)	
The CDHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to subcomponent (2))	
Or	
The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)	

b. Minimum Rent
1. What amount best reflects the CDHA's minimum rent? (select one) \$0 \$1-\$25 \$26-\$50
2. Yes No: Has the CDHA adopted any discretionary minimum rent hardship exemption policies?
3. If yes to question 2, list these policies below:
c. Rents set at less than 30% than adjusted income
1. Yes No: Does the CDHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
 d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) For the earned income of a previously unemployed household member For increases in earned income Fixed amount (other than general rent-setting policy) If yes, state amount/s and circumstances below:
Fixed percentage (other than general rent-setting policy) If yes, state percentage/s and circumstances below:
For household heads For other family members For transportation expenses For the non-reimbursed medical expenses of non-disabled or non-elderly families Other (describe below)
e. Ceiling rents
1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

	Yes for all developments Yes but only for some developments No
2. For	which kinds of developments are ceiling rents in place? (select all that apply)
	For all developments For all general occupancy developments (not elderly or disabled or elderly only) For specified general occupancy developments For certain parts of developments; e.g., the high-rise portion For certain size units; e.g., larger bedroom sizes Other (list below)
	ect the space or spaces that best describe how you arrive at ceiling rents (select all apply)
	Market comparability study Fair market rents (FMR) 95 th percentile rents 75 percent of operating costs 100 percent of operating costs for general occupancy (family) developments Operating costs plus debt service The "rental value" of the unit Other (list below)
1. Betv	re-determinations: veen income reexaminations, how often must tenants report changes in income or composition to the PHA such that the changes result in an adjustment to rent? (select apply) Never At family option Any time the family experiences an income increase Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) Other (list below)
	Yes No: Does the CDHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?
<u>(=) 110</u>	

	etting the market-based flat rents, what sources of information did the PHA use to
	blish comparability? (select all that apply.)
	The section 8 rent reasonableness study of comparable housing
_	Survey of rents listed in local newspaper
	Survey of similar unassisted units in the neighborhood
	Other (list/describe below)
B. Se	ction 8 Tenant-Based Assistance
-	ons: PHAs that do not administer Section 8 tenant-based assistance are not required to complete
	ponent 4B. Unless otherwise specified, all questions in this section apply only to the tenant-
certificat	ction 8 assistance program (vouchers, and until completely merged into the voucher program, tes).
	PPLICABLE
(1) Pay	ment Standards
Describe	the voucher payment standards and policies.
	·
a. What	is the PHA's payment standard? (select the category that best describes your
standard	
	At or above 90% but below100% of FMR
=	100% of FMR
	Above 100% but at or below 110% of FMR
	Above 110% of FMR (if HUD approved; describe circumstances below)
b. If the	e payment standard is lower than FMR, why has the PHA selected this standard?
	et all that apply)
`	FMRs are adequate to ensure success among assisted families in the PHA's segment
	of the FMR area
	The PHA has chosen to serve additional families by lowering the payment standard
	Reflects market or sub-market
	Other (list below)
c. If the	payment standard is higher than FMR, why has the PHA chosen this level? (select
	at apply)
	FMRs are not adequate to ensure success among assisted families in the PHA's
	segment of the FMR area
	Reflects market or sub-market
	To increase housing options for families
=	Other (list below)
d. Hov	v often are payment standards reevaluated for adequacy? (select one)

OMB Approval No: 2577-0226 Expires: 03/31/2002

	nually ner (list below)
standard Suc	ctors will the PHA consider in its assessment of the adequacy of its payment l? (select all that apply) ccess rates of assisted families nt burdens of assisted families ner (list below)
(2) Minim	um Rent
\$0 \$1-	nount best reflects the PHA's minimum rent? (select one) -\$25 6-\$50
b. Yes	No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
5. Opera [24 CFR Part	ntions and Management 903.7 9 (e)]
	from Component 5: High performing and small PHAs are not required to complete this tion 8 only PHAs must complete parts A, B, and C(2)
	Management Structure
	PHA's management structure and organization.
	organization chart showing the PHA's management structure and organization is ached.
	orief description of the management structure and organization of the CDHA ows:
	BOARD OF COMMISSIONERS EXECUTIVE DIRECTOR

DIRECTOR OF OPERATIONS ADMINISTRATION - MAINTENANCE - RESIDENT SERVICES

B. HUD Programs Under CDHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families	Expected
	Served at Year	Turnover
	Beginning	
Public Housing	206	90
Section 8 Vouchers	NA	
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section	NA	
8 Certificates/Vouchers		
(list individually)		
Public Housing Drug	260	90
Elimination Program		
(PHDEP)		
Other Federal Programs	NA	
(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Admissions and Continued Occupancy Policy; Maintenance Yard Policy; Car Permit Policy; Pet Policy, Community Service Policy; Grievance Procedure Policy;
Personnel Policy; Capitalization Policy: Procurement Policy; Travel Policy;
Investment Policy; Insurance Policy; Disposition Policy; Drug Policy; Transfer Policy; and Collection Policy.

(2) Section 8 Management: (list below)

6. CDHA Grievance Procedures [24 CFR Part 903.7 9 (f)] Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A. A. Public Housing 1. Yes No: Has the CDHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? If yes, list additions to federal requirements below: 2. Which PHA office should residents or applicants to public housing contact to initiate the CDHA grievance process? (select all that apply) CDHA main administrative office PHA development management offices Other (list below) **B.** Section 8 Tenant-Based Assistance 1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982? If yes, list additions to federal requirements below: 2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply) CDHA main administrative office Other (list below) 7. Capital Improvement Needs [24 CFR Part 903.7 9 (g)] Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select	one:
\boxtimes	The Capital Fund Program Annual Statement is provided as an attachment to the
	CDHA Plan at Attachment ga076a02; Parts I, II, and III.
	CDIMIT and Attachment gav/vav2, 1 arts 1, 11, and 111.
-or-	
	The Capital Fund Program Annual Statement is provided below: (if selected, copy
	the CFP Annual Statement from the Table Library and insert here)
(2) O	ptional 5-Year Action Plan
	es are encouraged to include a 5-Year Action Plan covering capital work items. This statement
_	completed by using the 5 Year Action Plan table provided in the table library at the end of the
PHA Pl	an template OR by completing and attaching a properly updated HUD-52834.
a. 🔀	Yes No: Is the CDHA providing an optional 5-Year Action Plan for the Capital
	Fund? (if no, skip to sub-component 7B)
	Tund (in no, simp to suc Tompontin (2)
h If w	res to question a, select one:
	-
\boxtimes	The Capital Fund Program 5-Year Action Plan is provided as an attachment to the
	CDHA Plan at Attachment ga076b02, ga076c02, and ga076d02.
-or-	
	The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy
	the CFP optional 5 Year Action Plan from the Table Library and insert here)
	the CFF optional 3 Teal Action Fian from the Table Library and fisert here)
B. H	OPE VI and Public Housing Development and Replacement
Activ	vities (Non-Capital Fund)
11001	The (1 ton Cupital Luna)
Applica	ability of sub-component 7B: All PHAs administering public housing. Identify any approved
HOPE VI and/or public housing development or replacement activities not described in the Capital Fund	
Program Annual Statement.	

Yes No: a)	Has the CDHA received a HOPE VI revitalization grant? (if no, skip
	to question c; if yes, provide responses to question b for each grant,
	copying and completing as many times as necessary)
b)	Status of HOPE VI revitalization grant (complete one set of
	questions for each grant)
1. Deve	elopment name:
2. Deve	elopment (project) number:
	as of grant: (select the statement that best describes the current status)
	Revitalization Plan under development
	Revitalization Plan submitted, pending approval
	Revitalization Plan approved
	Activities pursuant to an approved Revitalization Plan
	underway
Yes No: c)	Does the CDHA plan to apply for a HOPE VI Revitalization grant
	in the Plan year?
	If yes, list development name/s below:
Yes No: d)	Will the PHA be engaging in any mixed-finance development
	activities for public housing in the Plan year?
	If yes, list developments or activities below:
Yes No: e)	Will the PHA be conducting any other public housing development or
	replacement activities not discussed in the Capital Fund Program
	Annual Statement?
	If yes, list developments or activities below:
	J,
8. Demolition an	d Disposition
[24 CFR Part 903.7 9 (h)]	
Applicability of componer	nt 8: Section 8 only PHAs are not required to complete this section.
1. Yes No:	Does the CDHA plan to conduct any demolition or disposition
	activities (pursuant to section 18 of the U.S. Housing Act of 1937
	(42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to
	component 9; if "yes", complete one activity description for each
	development.)
2. Activity Description	
Yes No:	Has the CDHA provided the activities description information in the
	optional Public Housing Asset Management Table? (If "yes", skip
	to component 9. If "No", complete the Activity Description table
	below.)
	Demolition/Disposition Activity Description

1a. Development nam	e: West Bryan Homes, West Bryan Homes, and Carver Homes,
1b. Development (pro	ject) number: GA076001 (6 units), GA076003 (8 units), GA076004 (16
units).	
2. Activity type: Demo	olition 🔀
Dispos	sition
3. Application status (select one)
Approved \boxtimes	_
Submitted, per	nding approval
Planned applic	cation
4. Date application app	proved, submitted, or planned for submission: 06/11/2000
(DD/MM/YYYY	
5. Number of units aff	ected: 30units and 2 storage buildings.
6. Coverage of action	
Part of the develo	
Total developmen	<u>nt</u>
7. Timeline for activity	
_	rojected start date of activity: 2001
b. Projected en	nd date of activity: 2002
9. Designation o	f Public Housing for Occupancy by Elderly Families
or Families w	ith Disabilities or Elderly Families and Families
with Disabilit	ies
[24 CFR Part 903.7 9 (i)]	
Exemptions from Compo	nent 9; Section 8 only PHAs are not required to complete this section.
1. Yes No:	Has the CDHA designated or applied for approval to designate or
	does the CDHA plan to apply to designate any public housing for
	occupancy only by the elderly families or only by families with
	disabilities, or by elderly families and families with disabilities or will
	apply for designation for occupancy by only elderly families or only
	families with disabilities, or by elderly families and families with
	disabilities as provided by section 7 of the U.S. Housing Act of 1937
	(42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to
	component 10. If "yes", complete one activity description for each
	development, unless the PHA is eligible to complete a streamlined
	submission; PHAs completing streamlined submissions may skip to
	component 10.)
	tomponent 10.)
2. Activity Description	n

Yes No:	Has the PHA provided all required activity description information
<u> </u>	for this component in the optional Public Housing Asset
	Management Table? If "yes", skip to component 10. If "No",
	complete the Activity Description table below.
Des	ignation of Public Housing Activity Description
1a. Development name:	
1b. Development (proje	ect) number:
2. Designation type:	
Occupancy by o	
	amilies with disabilities
Occupancy by o	only elderly families and families with disabilities
3. Application status (se	·
	ided in the PHA's Designation Plan
Submitted, pend	~
Planned applica	tion
	approved, submitted, or planned for submission: (DD/MM/YY)
	designation constitute a (select one)
New Designation F	'lan
	ously-approved Designation Plan?
6. Number of units afford	
7. Coverage of action	
Part of the develop	ment
Total development	
10. Conversion of	Public Housing to Tenant-Based Assistance
[24 CFR Part 903.7 9 (j)]	
Exemptions from Compone	ent 10; Section 8 only PHAs are not required to complete this section.
A Aggaggments of De	easonable Revitalization Pursuant to section 202 of the HUD
	Appropriations Act
1. Yes No:	Have any of the PHA's developments or portions of developments
1 1es <u>/</u>	been identified by HUD or the PHA as covered under section 202
	of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to
	component 11; if "yes", complete one activity description for each
	identified development, unless eligible to complete a streamlined
	submission. PHAs completing streamlined submissions may skip to
	component 11.)
	component 11.)

2. Activity Description Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.
Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?
Assessment underway
Assessment results submitted to HUD
Assessment results approved by HUD (if marked, proceed to next question)
Other (explain below)
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)
Conversion Plan in development
Conversion Plan submitted to HUD on: (DD/MM/YYYY)
Conversion Plan approved by HUD on: (DD/MM/YYYY)
Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than
conversion (select one)
Units addressed in a pending or approved demolition application (date submitted or approved:
 Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

FY 2002 Annual Plan Page 33

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of

1937

The CDHA has completed an initial assessment of each of its developments and none of the CDHA developments were identified as requiring conversion. A copy of the CDHA Voluntary Conversion Assessment is on file at the administrative offices of the CDHA.

(Please refer to Attachment ga076j02)

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the CDHA

[24 CFR Part 903.7 9 (k)]

[
A. Public Housing	
Exemptions from Compone	ent 11A: Section 8 only PHAs are not required to complete 11A.
1. ☐ Yes ☒ No:	Does the CDHA administer any homeownership programs administered by the CDHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Description Yes No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)
Pub	lic Housing Homeownership Activity Description
	Complete one for each development affected)
1a. Development name:	
1b. Development (proje	ect) number:
2. Federal Program auth HOPE I 5(h) Turnkey II	

Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)
Approved; included in the PHA's Homeownership Plan/Program
Submitted, pending approval
Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
(DD/MM/YYYY) 5. Number of units affected:
6. Coverage of action: (select one)
Part of the development
Total development
<u> </u>
B. Section 8 Tenant Based Assistance
1. Yes No: Does the CDHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)
2. Program Description:
a. Size of Program Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?
If the answer to the question above was yes, which statement best describes the number of participants? (select one) 25 or fewer participants 26 - 50 participants 51 to 100 participants more than 100 participants
 b. PHA-established eligibility criteria Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. CDHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PE	IA Coordination with the Welfare (TANF) Agency
1. Cod	operative agreements:
X Y	No: Has the CDHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
	If yes, what was the date that agreement was signed? <u>DD/MM/YY</u>
	NOT AVAILABLE
2. Oth	ner coordination efforts between the CDHA and TANF agency (select all that apply) Client referrals Information sharing regarding mutual clients (for rent determinations and otherwise) Coordinate the provision of specific social and self-sufficiency services and programs to eligible families Jointly administer programs Partner to administer a HUD Welfare-to-Work voucher program Joint administration of other demonstration program Other (describe)
B. Se	ervices and programs offered to residents and participants
	(1) General
	a. Self-Sufficiency Policies Which, if any of the following discretionary policies will the CDHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

	Public housing rent determination policies				
	Public housing admissions policies				
	Section 8 admissions policies				
	Preference in admission to section 8 for certain public housing families				
	Preferences for families working or engaging in training or education				
	programs for non-housing programs operated or coordinated by the CDHA Preference/eligibility for public housing homeownership option participation Preference/eligibility for section 8 homeownership option participation Other policies (list below)				
b. Eco	onomic and Social self-sufficiency programs				
X Yo	es No: Does the CDHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)				

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
FFY2001 ROSS GRANT	100	Waiting list	Community Center CDHA Main Office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

a. Tarticipation Description			
Family Self Sufficiency (FSS) Participation			
Program	Required Number of Participants	Actual Number of Participants	
	(start of FY 2000 Estimate)	(As of: DD/MM/YY)	
Public Housing	UNAVAILABLE	UNAVAILABLE	

Section	8					
b. 🔀	1 1 5	by HUI the CDI size?	D, does the mo HA plans to tak	st recent FSS Act	mum program size required tion Plan address the steps ast the minimum program :	
C. W	elfare Benefit Re	eductio	ons			
Hou	asing Act of 1937 gram requirements Adopting appropioties and train Informing reside Actively notifyin reexamination. Establishing or pagencies regarding	(relatings) by: (so briate of notes of	ig to the treatment select all that appears to the Cooperative policy on a select of new policy on a select of new policy a cooperative exchange of infinite selections.	ent of income char oply) DHA's public house policies dmission and reexa icy at times in add agreement with a formation and coor	section 12(d) of the U.S. Inges resulting from welfare using rent determination amination lition to admission and ll appropriate TANF redination of services all appropriate TANF	;
	served for Com Iousing Act of 19	•	y Service Req	uirement pursua	ant to section 12(c) of the	e
[24 CFR	CDHA Safety Part 903.79 (m)]					
Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.				ng		
Pleas	se refer also t	o Atta	achment ga	1076f02.		
A. Ne	ed for measures	to ens	sure the safety	of public housi	ng residents	

I. De	scribe the need for measures to ensure the safety of public housing residents (select all
tha	t apply)
\boxtimes	High incidence of violent and/or drug-related crime in some or all of the PHA's developments
\boxtimes	High incidence of violent and/or drug-related crime in the areas surrounding or
\boxtimes	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to
	perceived and/or actual levels of violent and/or drug-related crime Other (describe below)
	nat information or data did the CDHA use to determine the need for CDHA actions to aprove safety of residents (select all that apply).
	Safety and security survey of residents
\boxtimes	Analysis of crime statistics over time for crimes committed "in and around" public housing authority
	Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports
	CDHA employee reports
X X	Police reports Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug
	programs
	Other (describe below)
3. Wł	nich developments are most affected? 76-14 Thrash Circle; 76-2 South Gaskin; 76-7 College Ave; 76-1 & 76-3 W. Phillips Street; 76-8 South Pearl; 76-10 West Cherry; 76-6 & 76-9 East Baker Highway; 76-6 Brooks Ave.
	rime and Drug Prevention activities the CDHA has undertaken or plans to take in the next PHA fiscal year
	t the crime prevention activities the CDHA has undertaken or plans to undertake: all that apply)
	Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
	Crime Prevention Through Environmental Design Activities targeted to at-risk youth, adults, or seniors
	Volunteer Resident Patrol/Block Watchers Program

	Other (describe below): The CDHA has received official HUD approval and funding of its application for a DETAP. Dr. Hugh J. Phillips, Ph.D., CEOINTERTECH ASSOCIATES will be providing the DETAP Technical Assistance.
2. W	Thich developments are most affected? The developments that have the highest rates of crime are as follows: 76-14 Thrash Circle; 76-2 South Gaskin; 76-7 College Ave; 76-1 & 76-3 W. Phillips Street; 76-8 South Pearl; 76-10 West Cherry; 76-6 & 76-9 East Baker Highway; 76-6 Brooks Ave. However, the DETAP will examine crime issues in ALL CDHA developments.
C. C	Coordination between CDHA and the police
	escribe the coordination between the CDHA and the appropriate police precincts for ing out crime prevention measures and activities: (select all that apply)
\boxtimes	Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
\boxtimes	Police provide crime data to housing authority staff for analysis and action Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
\boxtimes	Police regularly testify in and otherwise support eviction cases
	Police regularly meet with CDHA management and residents
	Agreement between CDHA and local law enforcement agency for provision of above-baseline law enforcement services
\boxtimes	Other activities (list below): Please refer to the corrective action Follow-up Plan by
	DHA in response to low REAC RASS scores in 2000 and 2001 (please refer to
Attac	chment ga076h02).
2. W	Thich developments are most affected? 76-14 Thrash Circle; 76-2 South Gaskin; 76-7 College Ave; 76-1 & 76-3 W. Phillips Street; 76-8 South Pearl; 76-10 West Cherry; 76-6 & 76-9 East Baker Highway; 76-6 Brooks Ave.
D A	dditional information as required by PHDEP/PHDEP Plan
PHAs	eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior eipt of PHDEP funds.
	Yes No: Is the CDHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
X •	Yes No: Has the CDHA included the PHDEP Plan for FY2002 in this PHA Plan?
=	Yes No: This PHDEP Plan is an Attachment. Attachment Filename: ga076f02

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]: PET POLICY

- 1. PURPOSE The Pet Policy of the Housing Authority of tile City of Douglas (CDHA) is designed to allow eligible residents the privilege of owning or keeping a common household pet, while also respecting the rights of other residents and neighbors and protecting tile interest of the CDHA.
- 2. <u>APPLICABILITY</u> This policy applies to all residents of the CDHA.
- 3. PET FEE A three hundred dollar (\$300.00) nonrefundable fee shall be used to defray any cost(s) directly caused by the presence of the pet. Only one pet is allowed per family. For the purposes of this policy, one cage or aquarium.
- 4. <u>ACCEPTABLE HOUSEHOLD</u> PETS Acceptable household pets include dogs, cats, tropical fish, birds and hamsters. Other similar type pets may be accepted by written decision of tile Executive Director. Pets that are not considered common household pets such as monkeys, snakes other non-domesticated creatures are not allowed.
- 5. <u>PET SIZE LIMIT</u> Authorized pets may not exceed the weight of twenty (20) pounds.
- 6. <u>PET MAINTENANCE</u> When pets are outside, they must be attended by the resident or the resident's designee. Pets may not be quartered outside. No dog houses or related pet quarters will be permitted. Pets may not be left chained to posts or structures or otherwise left unattended outside.
- 7. <u>VACCINATIONS AND LICENSES</u> Each dog and cat must be certified to have current rabies shots. Each dog and cat must have current licenses if required by local law.
- 8. <u>NUISANCE OR THREAT TO PUBLIC HEALTH OR SAFETY</u> The CDHA will require the removal of any pet from a neighborhood upon determination that the pet's conduct or condition becomes a nuisance, or a threat to the health safety of other residents of the neighborhood.
- 9. <u>VIOLATIONS</u> Violation of this policy will be considered as a violation of the dwelling lease agreement and the resident will be subject to such actions as prescribed in tile lease agreement for violations of said agreement.
- 10. PRIOR APPROVAL Residents who wish to keep a pet must receive prior written

approval from the CDHA, and must complete a rider to the lease agreement. The lease rider will Include provisions for caring for the pet in the absence of the resident.

- II. <u>EXCEPTIONS</u> Exceptions to this policy must be approved by tile CDHA Board of Commissioners.
- 12. <u>IMPLEMENTING PROCEDURES</u> The Executive Director shall establish such procedures as necessary to implement this policy. Tile Executive Director, with approval of the Board, may designate buildings or sections of buildings as no pet areas where pets are not permitted.
- 13. <u>STATE LAW AND LOCAL ORDINANCE</u> This Pet Policy, as well as State laws and local ordinances that are in place by the Coffee County Animal Control **Office**, apply to residents of the Housing Authority of the City of Douglas.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the CDHA Plan Certifications of Compliance with the CDHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1.	Yes	No:	Is the CDHA required to have an audit conducted under section
			5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?
			(If no, skip to component 17.)
2.	Yes	No:	Was the most recent fiscal audit submitted to HUD?
3.	Yes 🔀	No:	Were there any findings as the result of that audit?
4.	Yes	No:	If there were any findings, do any remain unresolved?
			If yes, how many unresolved findings remain?
5.	Yes	No:	Have responses to any unresolved findings been submitted to HUD?
			If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

2. What types of asset apply) Not applicable Private manager Development-b	ased accounting stock assessment
	s the CDHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?
 Yes No: Die If yes, the comments 	d the CDHA receive any comments on the CDHA Plan from the Resident Advisory Board/s? Comments were solicited from the Resident Advisory Board but no comments were submitted from the Resident Advisory Board. Resident Advisory Board. are: (if comments were received, the PHA MUST select one) achment (File name)
3. In what manner did to Considered compacessary.	the PHA address those comments? (select all that apply) ments, but determined that no changes to the PHA Plan were ged portions of the PHA Plan in response to comments low:
B. Description of Ele	ction process for Residents on the CDHA Board
1. Yes No:	Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.	Yes No:	Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to subcomponent C.) The CDHA resident that serves on the CDHA Board of Commissioner's (Ms. Helen Tapley) was recommended to Mayor Lockwood by Executive Director Carolyn D. Thompso and subsequently appointed to the Board on 10/2001 to serve a five year term.
3. Des	scription of Reside	nt Election Process
a. Non	Candidates were Candidates could	tes for place on the ballot: (select all that apply) nominated by resident and assisted family organizations be nominated by any adult recipient of PHA assistance Candidates registered with the PHA and requested a place on
b. Elig	Any adult recipie	
c. Elig	assistance)	all that apply) ts of PHA assistance (public housing and section 8 tenant-based of all PHA resident and assisted family organizations
		stency with the Consolidated Plan lated Plan, make the following statement (copy questions as many times as
necessa	= =	
1. Cor Georgi	•	sdiction: (provide name here): Consolidated Plan of the State of

2. The CDHA has taken the following steps to ensure consistency of this CDHA Plan with
the Consolidated Plan for the jurisdiction: (select all that apply)
The CDHA has based its statement of needs of families in the jurisdiction on the
needs expressed in the Consolidated Plan/s.
The PHA has participated in any consultation process organized and offered by the
Consolidated Plan agency in the development of the Consolidated Plan.
The CDHA has consulted with the Consolidated Plan agency during the
development of this CDHA Plan.
Activities to be undertaken by the PHA in the coming year are consistent with the
initiatives contained in the Consolidated Plan. (list below)
Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the CDHA Plan with the following
actions and commitments: (describe below)
D. Other Information Required by HUD
II
Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ALL REQUIRED ATTACHMENTS AND CERTIFICATIONS HAVE BEEN SUBMITTED.

HARD COPIES OF CERTIFICATIONS HAVE BEEN SENT TO HUD ATLANTA. (please refer to ga076i02).

CDHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

PLEASE REFER TO ATTACHMENT ga076a02

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number	FFY of Grant Approval: (MM/YYYY)
Original Annual Statement	

Line No.	Summary by Development Account	Total Estimated Cos
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Non-dwelling Structures	
13	1475 Non-dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

PLEASE REFER TO ATTACHMENT ga076a02

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

PLEASE REFER TO ATTACHMENT ga076a02

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

PLEASE REFER TO ATTACHMENTS ga076b02, ga076c02, and ga076d02. Optional 5-Year Action Plan Tables

Optional 5-1 ear Action Fian Tables					
Development	elopment				
Number	(or indicate PHA wide)	Vacant	in Development		
		Units			
Description of Need	 led Physical Improvements or Man	agement Improve	ments	Estimated	Planned Start Date
		_		Cost	(HA Fiscal Year)
Total estimated cos	st over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development			Activ	vity Description				
Ident	ification	· · ·						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition / disposition Component 8	Designated housing Component 9	Conversion Component 10	Home- ownership Compone nt 11a	Other (describe) Component

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority of the	Capital Fund Program Grant No:	2002
City of Douglas	GA06P076501-02	
	Replacement Housing Factor Grant No:	

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

(Original: 11/7/01)

Performance and Evaluation Report for Period Ending:

Line	Summary by Development Account	Total Estimate	ed Cost	Total Actual Cost		
No.						
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$0.00				
2	1406 Operations	\$60,000.00				
3	1408 Management Improvements Soft Costs	\$12,000.00				
	Management Improvements Hard Costs	\$0.00				
4	1410 Administration	\$2,500.00				
5	1411 Audit	\$0.00				
6	1415 Liquidated Damages	\$0.00				
7	1430 Fees and Costs	\$91,125.00				
8	1440 Site Acquisition	\$0.00				
9	1450 Site Improvement	\$29,020.00				
10	1460 Dwelling Structures	\$535,300.00				
11	1465.1 Dwelling Nonexpendable	\$14,400.00				
12	1470 Nondwelling Structures	\$0.00				
13	1475 Nondwelling Equipment	\$0.00				
14	1485 Demolition	\$0.00				
15	1490 Replacement Reserve	\$0.00				
16	1492 Moving to Work Demonstration	\$0.00				
17	1495.1 Relocation Costs	\$0.00				
18	1499 Development Activities	\$0.00				
19	1502 Contingency	\$0.00				
	Amount of Annual Grant: (sum of lines.)	\$744,345.00				
	Amount of line XX Related to LBP Activities	\$67,700.00				
	Amount of line XX Related to Section 504 compliance	\$41,200.00				
	Amount of line XX Related to Security Soft Costs	\$0.00				
	Amount of Line XX related to Security - Hard Costs	\$37,800.00				
	Amount of line XX Related to Energy Conservation Measures	\$162,000.00				
	Collateralization Expenses or Debt Service	\$0.00				

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PHA Name:		Grant Type and N	Federal FY of Grant: 2002					
Housing Authority City of Douglas		Capital Fund GA06P0						
Development Number	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Actual	Total Actual Cost Total Est			Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	-
PHA-Wide	Operations SUBTOTAL	1406 1406		\$60,000.00 \$60,000.00		0.5.15.11.1		
PHA-Wide	Management Improvements	1408		\$12,000.00				
	SUBTOTAL	1408		\$12,000.00				
PHA-Wide	Administration Costs for the CGP Program	1410		\$2,500.00				
	SUBTOTAL	1410		\$2,500.00				
GA76-1	A/E design & expenses	1430		\$50,625.00				
GA76-1	LBP & ACBM abatement design services	1430		\$2,500.00				
GA76-1	Clerk-of-the-Works	1430		\$7,000.00				
GA76-1	LBP & ACBM Monitoring	1430		\$22,000.00				
PHA-Wide	Modernization Coordinator	1430		\$9,000.00				
	SUBTOTAL	1430		\$91,125.00				
GA76-1	Site repairs: landscaping, grading, grass, concrete repair.	1450	18	\$29,020.00				
	SUBTOTAL	1450		\$29,020.00				

GA76-1	Ceramic tile & shower	1460	18	\$9,000.00		
	Toilet accessories	1460	18	\$3,150.00		
	Kitchen modernization	1460	6	\$48,600.00		
	Interior gas piping	1460	18	\$10,800.00		
	Plumbing & fixtures	1460	18	\$54,000.00		
	Rough Carpentry	1460	18	\$10,350.00		
	Finish Carpentry	1460	18	\$6,300.00		
	Insulation	1460	18	\$6,750.00		
	Windows	1460	18	\$27,000.00		
	Window shutters	1460	18	\$7,200.00		
	Exterior doors & frames	1460	18	\$21,600.00		
	Security screen doors	1460	18	\$10,800.00		
	Interior doors & hardware	1460	18	\$19,800.00		
	Interior & exterior painting	1460	18	\$20,250.00		
	Roofing, fascia & soffit	1460	18	\$36,900.00		
	Flooring	1460	18	\$21,600.00		
	Lead-based paint abatement	1460	18	\$43,200.00		
	Asbestos abatement	1460	18	\$39,600.00		
	Heating systems & A/C	1460	18	\$97,200.00		
	Convert 1 unit for accessibility	1460	1	\$40,000.00		
	Convert 1 unit for the H&V impaired	1460	1	\$1,200.00		
	SUBTOTAL	1460		\$535,300.00		
GA76-1	Ranges	1465.1	18	\$7,200.00		
	Refrigerators	1465.1	18	\$7,200.00		
	, G			Ţ., <u>_</u> 00100		
	SUBTOTAL	1465.1		\$14,400.00		

Annual Statement/Perform	nance and Ev	aluation R	eport				
Capital Fund Program and (CFP/CFPRHF)	l Capital Fu	nd Progran	n Replacem	ent Housing	Factor		
Part III: Implementation S	chedule					,	
PHA Name:		Grant Type as	nd Number			Federal FY o	f Grant:
Housing Authority of the City of Douglas	Capital Fund Program Grant No: GA06P076502-01 Replacement Housing Factor Grant No:				2002		
Development Number	All I	Funds Oblig	ated	All Funds Expe		nded	Reasons for Revision
Name/HA-Wide Activities	(Qua	rter Ending	Date)	(Quar	ter Ending	Date)	
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/03			3/30/05			
GA76-1	9/30/03			3/30/05			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary PHA Name: Housing Authority of the City of Douglas GA06P076501-02 Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)

(5/1/02)

Performance and Evaluation Report for Period Ending:

	Summary by Development Account	Total Estimat	ed Cost	Total Actu	ıal Cost
No.		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00		J	<u> </u>
2	1406 Operations	\$60,000.00			
3	1408 Management Improvements Soft Costs	\$12,000.00			
	Management Improvements Hard Costs	\$0.00			
4	1410 Administration	\$2,500.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$91,125.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$29,020.00			
10	1460 Dwelling Structures	\$535,300.00			
11	1465.1 Dwelling Nonexpendable	\$14,400.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1502 Contingency	\$0.00			
	Amount of Annual Grant: (sum of lines.)	\$744,345.00			
	Amount of line XX Related to LBP Activities	\$67,700.00			
	Amount of line XX Related to Section 504 compliance	\$41,200.00			
	Amount of line XX Related to Security Soft Costs	\$0.00			
	Amount of Line XX related to Security Hard Costs	\$37,800.00			
	Amount of line XX Related to Energy Conservation Measures	\$162,000.00			
	Collateralization Expenses or Debt Service	\$0.00			

Annual Stateme	ent/Performance and Evaluation Report	t						
Capital Fund P. (CFP/CFPRHF	rogram and Capital Fund Program Rep)	olacement Hous	sing Factor					
Part II: Suppor	ting Pages							
PHA Name:		Grant Type and Nu	ımber				Federal FY of Gran	t:
Housing Authority City of Douglas	Capital Fund Pa GA06P07 Replacement Ho	76501-02				200)2	
Development Number	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Actua	l Cost	Total Esti	imated Cost	Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
PHA-Wide	Operations	1406		\$60,000.00				
	SUBTOTAL	1406		\$60,000.00				
PHA-Wide	Management Improvements	1408		\$12,000.00				
	SUBTOTAL	1408		\$12,000.00				
PHA-Wide	Administration Costs for the CGP Program	1410		\$2,500.00				
	SUBTOTAL	1410		\$2,500.00				
GA76-1	A/E design & expenses	1430		\$50,625.00				
GA76-1	LBP & ACBM abatement design services	1430		\$2,500.00				
GA76-1	Clerk-of-the-Works	1430		\$7,000.00				
GA76-1	LBP & ACBM Monitoring	1430		\$22,000.00				
PHA-Wide	Modernization Coordinator	1430		\$9,000.00				
	SUBTOTAL	1430		\$91,125.00				
GA76-1	Site repairs: landscaping, grading, grass, concrete repair.	1450	18	\$29,020.00				
	SUBTOTAL	1450		\$29,020.00				

	SUBTOTAL	1465.1		\$14,400.00		
GA76-1	Ranges Refrigerators	1465.1 1465.1	18 18	\$7,200.00 \$7,200.00		
	SUBTOTAL	1460		\$535,300.00		
	Convert 1 unit for the H&V impaired	1460	1	\$1,200.00		
	Convert 1 unit for accessibility	1460	1	\$40,000.00		
	Heating systems & A/C	1460	18	\$97,200.00		
	Asbestos abatement	1460	18	\$39,600.00		
	Lead-based paint abatement	1460	18	\$43,200.00		
	Flooring	1460	18	\$21,600.00		
	Roofing, fascia & soffit	1460	18	\$36,900.00		
	Interior & exterior painting	1460	18	\$20,250.00		
	Interior doors & hardware	1460	18	\$19,800.00		
	Security screen doors	1460	18	\$10,800.00		
	Exterior doors & frames	1460	18	\$21,600.00		
	Windows Window shutters	1460	18	\$7,200.00		
	Windows	1460	18	\$27,000.00		
	Insulation	1460	18	\$6,750.00		
	Rough Carpentry Finish Carpentry	1460 1460	18 18	\$10,350.00 \$6,300.00		
	Plumbing & fixtures	1460	18	\$54,000.00		
	Interior gas piping	1460	18	\$10,800.00		
	Kitchen modernization	1460	6	\$48,600.00		
	Toilet accessories	1460	18	\$3,150.00		
GA76-1	Ceramic tile & shower	1460	18	\$9,000.00		

Annual Statement/Perform	ance and E	valuation R	eport				
Capital Fund Program and (CFP/CFPRHF)	l Capital Fu	nd Progran	n Replacen	nent Housin	g Factor		
Part III: Implementation S	chedule						
PHA Name:		Grant Type ar	nd Number			Federal FY o	f Grant:
Housing Authority of the City of Douglas	Capital Fund Program Grant No: GA06P076502-01 Replacement Housing Factor Grant No:				2002		
Development Number	All l	Funds Oblig	ated	All	Funds Expe	ended	Reasons for Revision
Name/HA-Wide Activities	(Qua	rter Ending	Date)	(Qua	rter Ending	Date)	
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/03			3/30/05			
GA76-1	9/30/03			3/30/05			

Annual Statement	Annual Statement									
Capital Fund Program (CFP)		Part III: Implementation Schedule								
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)								
GA76-1	3/30/03	3/30/04								
GA76-4	3/30/03	3/30/04								
PHA-Wide	3/30/03	3/30/04								

Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part 1: Summary

Grant Type and Number	Federal FY of Grant:
Capital Fund Program Grant No:	2001
GA06P076502-01	
Replacement Housing Factor Grant No:	
	Capital Fund Program Grant No: GA06P076502-01

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)

Performance and Evaluation Report for Period Ending: March 30, 2002

Line	Summary by Development Account	Total Estimate	d Cost	Total Actual Cost		
No.						
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$0.00		\$0.00	\$0.00	
2	1406 Operations	\$60,000.00		\$60,000.00	\$0.00	
3	1408 Management Improvements Soft Costs	\$12,000.00		\$12,000.00	\$0.00	
	Management Improvements Hard Costs					
4	1410 Administration	\$2,500.00		\$2,500.00	\$0.00	
5	1411 Audit	\$0.00		\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00	
7	1430 Fees and Costs	\$75,294.00		\$67,416.00	\$41,454.28	
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00	
9	1450 Site Improvement	\$15,000.00		\$15,000.00	\$0.00	
10	1460 Dwelling Structures	\$579,551.00		\$466,000.00	\$0.00	
11	1465.1 Dwelling Nonexpendable	\$0.00		\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00		\$0.00	\$0.00	
14	1485 Demolition	\$0.00		\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00	
17	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00	
18	1499 Development Activities	\$0.00		\$0.00	\$0.00	
19	1502 Contingency	\$0.00		\$0.00	\$0.00	
	Amount of Annual Grant: (sum of lines.)	\$744,345.00		\$622,916.00	\$41,454.28	
	Amount of line XX Related to LBP Activities	\$0.00		\$0.00	\$0.00	
	Amount of line XX Related to Section 504 compliance	\$34,500.00		\$34,500.00	\$0.00	
	Amount of line XX Related to Security Soft Costs	\$0.00		\$0.00	\$0.00	
	Amount of Line XX related to Security Hard Costs	\$25,000.00		\$25,000.00	\$0.00	
	Amount of line XX Related to Energy Conservation Measures	\$119,500.00		\$91,015.00	\$0.00	
	Collateralization Expenses or Debt Service	\$0.00		\$0.00	\$0.00	

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

(CFP/CFPRHF								
Part II: Suppor		Grant Type and Nu	mhar				Federal FY of Grant:	
TIA Name.		Grant Type and Ivo	moci		redeal F1 of Grant.			
Housing Authority		Capital Fund P		t No:			2001	
		GA06P076502-0 Replacement Ho		Crant No:				
D 1					1.0.	Total Estim	. 10 .	S
Development Number	General Description of Major Work Categories	Dev. Acct.	Quantity	Total Actua	ii Cost	Total Estim	lated Cost	Status of Work
		No.						
Name/HA-Wide			-			0.11		
Activities				Original	Revised	Obligated	Expended	
PHA-Wide	Operations	1406		\$60,000.00		\$60,000.00	\$0.00	obligated
	CHIPTOTAL	1407		\$ <0.000.00		\$<0.000.00	\$0.00	
	SUBTOTAL	1406		\$60,000.00		\$60,000.00	\$0.00	
PHA-Wide	Management Improvements	1408		\$12,000.00		\$12,000.00	\$0.00	obligated
	SUBTOTAL	1408		\$12,000.00		\$12,000.00	\$0.00	
	Septemb	1.00		ψ1 2 ,000 1 00		ψ 12 ,00000	φσισσ	
		1110		\$2.5 00.00		02.500.00	#0.00	
PHA-Wide	Administration Costs for the CFP Program	1410		\$2,500.00		\$2,500.00	\$0.00	obligated
	SUBTOTAL	1410		\$2,500.00		\$2,500.00	\$0.00	
GA76-1	A/E design & expenses	1430		\$66,294.00		\$58,416.00	\$38 454 28	in progress
GA76-4	12 D design et expenses	1430		\$0.00		\$0.00	\$0.00	
0.54		1.120		40.00		40.00	#0.00	
GA76-1 GA76-4	LBP & ACBM abatement design services	1430 1430		\$0.00 \$0.00		\$0.00 \$0.00	\$0.00 \$0.00	
37170 7		1130		\$0.00		ψ0.00	ψ0.00	
GA76-1	Clerk-of-the-Works	1430		\$0.00		\$0.00	\$0.00	
GA76-4		1430		\$0.00		\$0.00	\$0.00	
GA76-1	LBP & ACBM Monitoring	1430		\$0.00		\$0.00	\$0.00	
GA76-4	_	1430		\$0.00		\$0.00	\$0.00	
PHA-Wide	Modernization Coordinator	1430		\$9,000.00		\$9,000.00	\$2,000,00	in progress
rna-wide	Modernization Coordinator	1430		\$9,000.00		\$9,000.00	\$5,000.00	in progress
	SUBTOTAL	1430		\$75,294.00		\$67,416.00	\$41,454.28	

PHA-Wide Additional funding to complete water 1450 \$0.00 \$0.								
meters funded in 1999 CGP						10.00		
GA76-3 Site repairs: landscaping, grading, grass, concrete repair (mod. work) S15,000.00 S15,000.00 S0,000 Insulation I460 I8 S0,00 S0,000 S0,000 S0,000 S0,000 Insulation I460 I8 S0,000	PHA-Wide		1450		\$0.00	\$0.00	\$0.00	
Concrete repair (mod. work) Subtotal S		meters funded in 1999 CGP						
Concrete repair (mod. work) Subtotal S	GA76-3	Site remains: landscaping anading areas			\$15,000,00	\$15,000,00	\$0.00	all mode
SUBTOTAL 1450 \$15,000.00 \$15,000.00 \$0.00			-		\$13,000.00	\$13,000.00	\$0.00	
SUBTOTAL 1450 \$15,000.00 \$15,000.00 \$0.00		concrete repair (mod. work)	-					
GA76-1 Ceramic tile & shower		CUPTOTAL	1450		\$15,000,00	\$15,000,00	\$0.00	01 2/ 1/02
Toilet accessories		SUBTOTAL	1450		\$15,000.00	\$15,000.00	\$0.00	
Toilet accessories								
Kitchen modernization 1460 12 \$84,706.00 \$0.00 \$0.00 A&E in progress Interior gas piping 1460 18 \$0.00 \$0.00 \$0.00 (balance in 2002) Plumbing & fixtures 1460 18 \$0.00 \$0.00 \$0.00 \$0.00 Rough Carpentry 1460 18 \$0.00 \$0.00 \$0.00 \$0.00 Finish Carpentry 1460 18 \$0.00 \$0.00 \$0.00 \$0.00 Insulation 1460 18 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Windows 1460 18 \$0.00 <t< td=""><td>GA76-1</td><td>Ceramic tile & shower</td><td>1460</td><td></td><td></td><td><u> </u></td><td></td><td></td></t<>	GA76-1	Ceramic tile & shower	1460			<u> </u>		
Interior gas piping		Toilet accessories	1460	18	\$0.00	\$0.00		
Plumbing & fixtures		Kitchen modernization	1460		\$84,706.00	\$0.00		
Rough Carpentry		Interior gas piping	1460	18	\$0.00	\$0.00	\$0.00	(balance in 2002)
Finish Carpentry			1460	18	\$0.00	\$0.00	\$0.00	
Insulation		Rough Carpentry	1460	18	\$0.00	\$0.00	\$0.00	
Windows 1460 18 \$0.00 \$0.00 \$0.00 Exterior doors & screen doors 1460 18 \$0.00 \$0.00 \$0.00 Interior doors 1460 18 \$0.00 \$0.00 \$0.00 Interior & exterior painting 1460 18 \$0.00 \$0.00 \$0.00 Fascias & soffits 1460 18 \$0.00 \$0.00 \$0.00 Flooring 1460 18 \$0.00 \$0.00 \$0.00 GA76-4 Replace roofing 1460 \$0.00 \$0.00 \$0.00 Replace fascias & soffits 1460 \$0.00 \$0.00 \$0.00		Finish Carpentry	1460	18	\$0.00	\$0.00	\$0.00	
Exterior doors & screen doors 1460 18 \$0.00 \$0.00 \$0.00 Interior doors 1460 18 \$0.00 \$0.00 \$0.00 Interior & exterior painting 1460 18 \$0.00 \$0.00 \$0.00 Fascias & soffits 1460 18 \$0.00 \$0.00 \$0.00 Flooring 1460 18 \$0.00 \$0.00 \$0.00 GA76-4 Replace roofing 1460 \$0.00 \$0.00 \$0.00 Replace fascias & soffits 1460 \$0.00 \$0.00 \$0.00		Insulation	1460	18	\$0.00	\$0.00	\$0.00	
Interior doors		Windows	1460	18	\$0.00	\$0.00	\$0.00	
Interior & exterior painting		Exterior doors & screen doors	1460	18	\$0.00	\$0.00	\$0.00	
Fascias & soffits		Interior doors	1460	18	\$0.00	\$0.00	\$0.00	
Flooring		Interior & exterior painting	1460	18	\$0.00	\$0.00	\$0.00	
GA76-4 Replace roofing 1460 \$0.00 \$0.00 \$0.00 omitted Replace fascias & soffits 1460 \$0.00 \$0.00 \$0.00 cmitted			1460	18	\$0.00	\$0.00	\$0.00	
Replace fascias & soffits 1460 \$0.00 \$0.00 \$0.00		Flooring	1460	18	\$0.00	\$0.00	\$0.00	
	GA76-4	Replace roofing	1460		\$0.00	\$0.00	\$0.00	omitted
Asbestos abatement 1460 \$0.00 \$0.00 \$0.00		Replace fascias & soffits	1460		\$0.00	\$0.00	\$0.00	
		Asbestos abatement	1460		\$0.00	\$0.00	\$0.00	

GA76-3	rough carpentry	1460	20	\$11,500.00	\$11,500.00	\$0.00 all w	vork
	insulation	1460	20	\$7,500.00	\$7,500.00	\$0.00 unde	er contract as
	roofing, fascia & soffit	1460	20	\$41,500.00	\$41,500.00	\$0.00 of 2/	7/02
	windows	1460	20	\$32,000.00	\$32,000.00	\$0.00	
	exterior doors, frames, and hardware	1460	20	\$24,000.00	\$24,000.00	\$0.00	
	interior doors and hardware	1460	20	\$36,000.00	\$36,000.00	\$0.00	
	ceramic tile and showers	1460	20	\$10,000.00	\$10,000.00	\$0.00	
	painting	1460	20	\$24,000.00	\$24,000.00	\$0.00	
	toilet accessories	1460	20	\$7,000.00	\$7,000.00	\$0.00	
	kitchen	1460	20	\$73,845.00	\$73,845.00	\$0.00	
	interior gas piping	1460	20	\$12,000.00	\$12,000.00	\$0.00	
	plumbing	1460	20	\$65,000.00	\$65,000.00	\$0.00	
	ranges and refrigerators	1460	20	\$16,000.00	\$16,000.00	\$0.00	
	convert 1 unit for accessibility	1460	20	\$32,000.00	\$32,000.00	\$0.00	
	convert 1 unit for the H&V impaired	1460	20	\$2,500.00	\$2,500.00	\$0.00	
	hydronic heating systems & A/C	1460	20	\$100,000.00	\$71,155.00	\$0.00	
	finish carpentry	1460		\$0.00	\$0.00	\$0.00 omit	tted - in 2000
	abate lead-based paint & asbestos	1460		\$0.00	\$0.00	\$0.00 omit	tted - in 2000
	flooring	1460		\$0.00	\$0.00	\$0.00 omit	tted - in 2000
	security screen doors	1460		\$0.00	\$0.00	\$0.00 omit	tted - in 2000
-	slab repairs	1460		\$0.00	\$0.00	\$0.00 omit	tted - in 2000
	SUBTOTAL	1460		\$579,551.00	\$466,000.00	\$0.00	

Annual Statement/Perform Capital Fund Program and (CFP/CFPRHF)	d Capital Fu			ent Housing	Factor		
PHA Name:	Schedule	Grant Type an	ıd Number			Federal FY o	of Grant:
Housing Authority of the City of	of Douglas	GA06P0765	nd Program G 02-01 nt Housing Fa		o:		2001
Development Number	All l	Funds Oblig	ated	All Funds Expe		ended	Reasons for Revision
Name/HA-Wide Activities	(Qua	rter Ending	Date)	(Qua	urter Ending	Date)	
	Original	Revised	Actual	Original	Revised	Actual	
GA76-1	3/30/03			3/30/04			
GA76-3	3/30/03			3/30/04			
GA76-4	N/A		N/A	N/A		N/A	
PHA-Wide	3/30/03		3/30/02	3/30/04			

Annual Statement Capital Fund Program (CFP) Part I: Summary Capital Fund Grant Number: GA06P076501-01 FFY of Grant Approval: 2001 Original Annual Statement X Total Estimated Cost Line No. Summary by Development Account Total Non-CFP Funds 2 \$60,000 1406 Operations 3 1408 Management Improvements \$12,000 1410 Administration \$2,500 4 5 1411 Audit \$0 6 1415 Liquidated Damages \$0 7 1430 Fees and Costs \$124,436 1440 Site Acquisition \$0 8 \$200,000 9 1450 Site Improvement 1460 **Dwelling Structures** \$330,500 10 11 1465.1 Dwelling Equipment-Nonexpendable \$0 \$0 1470 12 Nondwelling Structures 13 1475 Nondwelling Equipment \$0 1485 \$0 14 Demolition Replacement Reserve 15 1490 \$0 Moving to Work Demonstration 16 1492 \$0 \$0 17 1495.1 Relocation Costs 1498 \$0 18 Mod Used for Development \$0 19 1502 Contingency \$729,436 20 **Amount of Annual Grant (Sum of lines 2-19)** Amount of line 20 Related to LBP Activities \$64,000 21 22 Amount of line 20 Related to Section 504 Compliance \$0 23 Amount of line 20 Related to Security \$0 24 Amount of line 20 Related to Energy Conservation Measures \$62,700

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table General Description of Major Work Development Development Total Number/Name Account Categories Estimated **HA-Wide Activities** Number Cost PHA-Wide 1406 \$60,000.00 Operations SUBTOTAL 1406 \$60,000.00 PHA-Wide 1408 \$12,000.00 Management Improvements \$12,000.00 **SUBTOTAL** 1408 PHA-Wide Administration Costs for the CGP Program 1410 \$2,500.00 SUBTOTAL 1410 \$2,500.00 GA76-1 A/E design & expenses 1430 \$32,436.00 GA76-4 1430 \$9,500.00 \$2,000.00 GA76-1 LBP & ACBM abatement design services 1430 GA76-4 1430 \$2,000.00 GA76-1 Clerk-of-the-Works 1430 \$7,000.00 GA76-4 1430 \$2,500.00 GA76-1 1430 \$25,000.00 LBP & ACBM Monitoring \$35,000.00 GA76-4 1430 PHA-Wide Modernization Coordinator 1430 \$9,000.00 **SUBTOTAL** 1430 \$124,436.00 PHA-Wide Additional funding to complete water meters funded 1450 \$200,000.00 in 1999 CGP \$200,000.00 **SUBTOTAL** 1450

Ceramic tile & shower	1460	\$10,800.00
Toilet accessories	1460	\$2,100.00
Kitchen modernization	1460	\$48,000.00
Interior gas piping	1460	\$9,600.00
Plumbing & fixtures	1460	\$48,600.00
Rough Carpentry	1460	\$7,200.00
Finish Carpentry	1460	\$4,800.00
Insulation	1460	\$4,500.00
Windows	1460	\$18,000.00
Exterior doors & screen doors	1460	\$21,600.00
Interior doors	1460	\$22,200.00
Interior & exterior painting	1460	\$13,200.00
Fascias & soffits	1460	\$10,500.00
Flooring	1460	\$14,400.00
Replace roofing	1460	\$28,000.00
Replace fascias & soffits	1460	\$23,000.00
Asbestos abatement	1460	\$44,000.00
SUBTOTAL	1460	\$330,500.00
	Toilet accessories Kitchen modernization Interior gas piping Plumbing & fixtures Rough Carpentry Finish Carpentry Insulation Windows Exterior doors & screen doors Interior doors Interior & exterior painting Fascias & soffits Flooring Replace roofing Replace fascias & soffits Asbestos abatement	Toilet accessories 1460 Kitchen modernization 1460 Interior gas piping 1460 Plumbing & fixtures 1460 Rough Carpentry 1460 Finish Carpentry 1460 Insulation 1460 Windows 1460 Exterior doors & screen doors 1460 Interior doors 1460 Interior & exterior painting 1460 Fascias & soffits 1460 Flooring 1460 Replace roofing 1460 Replace fascias & soffits 1460 Asbestos abatement 1460

Annual Statement		
Capital Fund Program (CFP)		Part III: Implementation Schedule
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
GA76-1	3/30/03	3/30/04
GA76-4	3/30/03	3/30/04
PHA-Wide	3/30/03	3/30/04

Five Year Action Plan
Part 1: Summary
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA l	Name:	Locality: (City/C	County & State)			\ 1
Hou	sing Authority of The City of Douglas Development Number/Name	Γ	Oouglas / Coffee / Georg		X Original Revision	
A.	Development Number/Name	Work Statement	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	Physical Improvements	for Year 1	FFY: 2002	FFY: 2003	FFY: 2004	FFY: 2005
	i nysicai impi ovements	FFY: 01	111.2002	111.2003	111.2004	111.2003
	GA76-1 GA76-3 GA76-5 GA76-6 GA76-7 GA76-8	See Annual	\$243,937 \$410,999	\$586,136 \$68,800	\$654,936	\$110,097 \$100,117 \$48,500 \$396,222
		Statement				
В.	Physical Improvements Subtotal		\$654,936	\$654,936	\$654,936	\$654,936
C.	Management Improvements		\$72,000	\$72,000	\$72,000	\$72,000
D.	HA-Wide Nondwelling Structures & Equipment					
E.	Administration		\$2,500	\$2,500	\$2,500	\$2,500
F.	Other		\$14,909	\$14,909	\$14,909	\$14,909
G.	Replacement Reserve					
H.	Total CGP Funds		\$744,345	\$744,345	\$744,345	\$744,345
I.	Total Non-CGP Funds					
J.	Grand Total		\$744,345	\$744,345	\$744,345	\$744,345
Signat	ure of Executive Director	Date	Signature of Public Housing Director	/Office of Native American Program	ns Administrator	Date
X						
				Dogg 1 of 5		Comm IIIID 52924 (01/05/05)

Page 1 of 5

Five Year Action Plan
Part 1: Summary
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA I	Name:	Locality: (City/C	County & State)			
Hou	Development Number/Name		Oouglas / Coffee / Georg			evision No.
A.	Development Number/Name Physical Improvements	Work Statement for Year 1	Work Statement for Year 2 FFY: 2002	Work Statement for Year 3 FFY: 2003	Work Statement for Year 4 FFY: 2004	Work Statement for Year 5 FFY: 2005
	i nysicai improvements	FFY: 01	111.2002	FF 1. 2003	111.2004	FF 1. 2003
	GA76-1 GA76-3 GA76-5 GA76-6 GA76-7 GA76-8	See Annual	\$243,937 \$410,999	\$586,136 \$68,800	\$654,936	\$110,097 \$100,117 \$48,500 \$396,222
		Statement				
В.	Physical Improvements Subtotal		\$654,936	\$654,936	\$654,936	\$654,936
C.	Management Improvements		\$72,000	\$72,000	\$72,000	\$72,000
D.	HA-Wide Nondwelling Structures & Equipment					
E.	Administration		\$2,500	\$2,500	\$2,500	\$2,500
F.	Other					
G.	Replacement Reserve					
H.	Total CGP Funds		\$729,436	\$729,436	\$729,436	\$729,436
I.	Total Non-CGP Funds					
J.	Grand Total		\$729,436	\$729,436	\$729,436	\$729,436
Signat	ure of Executive Director	Date	Signature of Public Housing Director	r/Office of Native American Program	ns Administrator	Date
X						
				Dogg 1 of 5		Forms IIIID 52024 (01/05/05)

Page 1 of 5

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Work	Work Statement for Year	2		Work Statement for Year	3	
Statement	FFY: 2002			FFY: 2003		
for Year 1	Development Number/Name/General Description of	Quantity	Estimated Cost	evelopment Number/Name/General Description of	Quantity	Estimated Cost
FFY: 01	Major Work Categories			Major Work Categories		
	<u>GA76-1</u>			<u>GA76-3</u>		
	Lead-based paint abatement	24		Landscaping & grading	28	\$10,000
	hydronic heating systems & A/C	24	\$167,757		28	\$33,600
				New parking / repair walks	28	\$5,000
	Fees & Costs	24	\$18,580	Fascias & soffits	28	\$24,500
				Lead-based paint abatement	28	\$65,200
				New hydronic heating systems & A/C	28	\$187,257
See	<u>GA76-3</u>			2 handicapped units	2	\$50,000
				1 H&V unit	1	\$2,000
Annual	Ceramic tile & shower	28		Exterior doors & screen doors	28	\$50,400
	Toilet accessories	28		Interior doors	28	\$51,800
Statement	Kitchen modernization	28		Interior & exterior painting	28	\$30,800
	Interior gas piping	28	\$22,400			
	Plumbing & fixtures	28	\$95,200		28	\$11,200
	Rough Carpentry	28		Refrigerators	28	\$11,200
	Finish Carpentry	28	\$11,200			
	Insulation	28		Fees & Costs	28	\$44,179
	Windows	28	, , ,	Modernization Coordinator	28	\$9,000
	Landscaping & grading	28	\$10,933			
	Clerk-of-the-Works	28	\$10,500	<u>GA76-7</u>		
	LBP Monitoring	28	\$12,600			
	Modernization Coordinator	28	\$9,000	Kitchen modernization	20	\$68,800
	Fees & Costs	28	\$29,456			
	Relocation	28	\$11,200			
	Administration for CGP Program			Administration for CGP Program		\$2,500
	Subtotal of Estim	ated Cost	\$657,436	Subtotal of Estimat	ed Cost	\$657,436

page 2 of 5

Five Year Action Plan

Part II: Supporting Pages
Management Needs Work Statement
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

PFY: 01 Major Work Categories GA76-7 GA76-7	Work	Work Statement for Yea	ur <u>4</u>		Work Statement for Year	<u>5</u>	
PFY: 01 Major Work Categories GA76-7 GA76-7	Statement	FFY: 200	4		FFY: 2005		
Ceramic tile & shower	for Year 1	General Description of	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
Ceramic tile & shower 20 \$18,000 1 handicapped unit 1 \$30,00 1 literior gas piping 20 \$16,000 1 literior gas piping 20 \$8,000 80,0	FFY: 01	Major Work Categories			Major Work Categories		
Toilet accessories 20		<u>GA76-7</u>			<u>GA76-7</u>		
Toilet accessories				440.000			***
Interior gas piping						1	
Plumbing & fixtures 20 \$88,000 Ranges 20 \$8,000 Refrigerators 20 \$8,000 September 20 \$146,897 September 20 \$146,000					1 H&V unit	1	\$2,500
Rough Carpentry						•	40.000
Finish Carpentry 20 \$8,000							
See		Rough Carpentry			Refrigerators	20	\$8,000
Landscaping 20 \$10,000 \$4,000	a			,			
Masonry cleaning 20	See			. ,			
New parking / repair walks 20			20				
Statement Replace gas meters 20 \$8,000 New A/C on ex. hydronic heating systems 24 \$100,11	Annual						****
Fascias & soffits 20 \$17,500 \$146,897 Lead-based paint abatement 20 \$48,000 GA76-8	a						
New hydronic heating systems & A/C Lead-based paint abatement 20	Statement					24	\$100,117
Lead-based paint abatement 20							
Interior & exterior painting 20							
Roofing				. ,			
Flooring 20 \$24,000 Abate lead-based paint & asbestos 25 \$62,500			20				
Water heaters 20 \$9,000 Plumbing 25 \$85,00 Insulation 20 \$7,500 Electrical 25 \$87,50 Interior doors 20 \$37,000 Gas piping & gas meters 25 \$8,75 Clerk-of-the-Works 20 \$7,307 Toilet accessories 25 \$4,375 LBP Monitoring 20 \$12,600 Flooring 25 \$24,06 Modernization Coordinator 20 \$51,632 77 \$12,500 Relocation 20 \$8,000 Clerk-of-the-Works 77 \$12,500 LBP Monitoring 25 \$11,250 \$11,250 Modernization Coordinator 77 \$9,000 Fees & Costs 77 \$47,533 Relocation 25 \$10,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500		\mathcal{C}					\$22,500
Insulation 20 \$7,500 Electrical 25 \$87,500 Interior doors 20 \$37,000 Gas piping & gas meters 25 \$8,750 Water heaters 25 \$11,250 LBP Monitoring 20 \$12,600 Modernization Coordinator 20 \$9,000 Fees & Costs 20 \$51,632 Relocation 20 \$8,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500 Sapping & gas meters 25 \$87,500 Sapping & gas meters 25 \$8,750 Sapping & gas meters 25 \$8,750 Sapping & gas meters 25 \$11,250 Sapping & gas				\$24,000	Abate lead-based paint & asbestos		\$62,500
Interior doors				\$9,000	Plumbing		\$85,000
Water heaters 25 \$11,25						25	\$87,500
Clerk-of-the-Works		Interior doors	20	\$37,000		25	\$8,750
LBP Monitoring 20 \$12,600 \$9,000 Fees & Costs 20 \$8,000 Clerk-of-the-Works 77 \$12,500 LBP Monitoring 25 \$11,250 Modernization Coordinator 77 \$9,000 Fees & Costs 20 \$8,000 Clerk-of-the-Works 77 \$12,500 Clerk-of-the-Works 77 \$9,000 Fees & Costs 77 \$47,533 Relocation 25 \$10,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500 S24,060 S2							\$11,250
Modernization Coordinator 20 \$9,000 \$51,632 Relocation 20 \$8,000 Clerk-of-the-Works 77 \$12,500 LBP Monitoring 25 \$11,250 Modernization Coordinator 77 \$9,000 Fees & Costs 77 \$47,533 Relocation 25 \$10,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500 \$2,							\$4,375
Fees & Costs 20 \$51,632 \$8,000 Clerk-of-the-Works 77 \$12,500 LBP Monitoring 25 \$11,250 Modernization Coordinator 77 \$9,000 Fees & Costs 77 \$47,533 Relocation 25 \$10,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500					Flooring	25	\$24,062
Relocation 20 \$8,000 Clerk-of-the-Works 77 \$12,500 LBP Monitoring 25 \$11,250 Modernization Coordinator 77 \$9,000 Fees & Costs 77 \$47,535 Relocation 25 \$10,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500				1 - 7			
Clerk-of-the-Works				. ,			
LBP Monitoring 25 \$11,250 Modernization Coordinator 77 \$9,000 Fees & Costs 77 \$47,533 Relocation 25 \$10,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500		Relocation	20	\$8,000			
Modernization Coordinator							\$12,500
Fees & Costs 77 \$47,533 \$10,000							\$11,250
Relocation 25 \$10,000 Administration for CGP Program \$2,500 Administration for CGP Program \$2,500							\$9,000
Administration for CGP Program \$2,500 Administration for CGP Program \$2,500							\$47,535
					Relocation	25	\$10,000
		Administration for CGP Program		\$2,500	Administration for CGP Program		\$2,500
		Subtotal of Est	imated Cost			ated Cost	\$657,436

page 3 of 5

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Work Statement	Work Statement for Year 2	2		Work Statement for Year FFY: 2003	<u>3</u>	
for Year 1	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity	Estimated Cost
FFY: 01	Major Work Categories	Quality	Estimated Cost	Major Work Categories	Quantity	Estimated Cost
	GA76-1			GA76-3		
	<u>——</u>					
	Lead-based paint abatement	24	\$57,600	Landscaping & grading	28	\$10,000
	hydronic heating systems & A/C	24	\$167,757	Flooring	28	\$33,600
				New parking / repair walks	28	\$5,000
	Fees & Costs	24	\$18,580	Fascias & soffits	28	\$24,500
				Lead-based paint abatement	28	\$65,200
				New hydronic heating systems & A/C	28	\$187,257
See	<u>GA76-3</u>			2 handicapped units	2	\$50,000
				1 H&V unit	1	\$2,000
Annual	Ceramic tile & shower	28	,	Exterior doors & screen doors	28	\$50,400
	Toilet accessories	28		Interior doors	28	\$51,800
Statement	Kitchen modernization	28		Interior & exterior painting	28	\$30,800
	Interior gas piping	28	\$22,400			
	Plumbing & fixtures	28	\$95,200		28	\$11,200
	Rough Carpentry	28	\$16,800	Refrigerators	28	\$11,200
	Finish Carpentry	28	\$11,200			
	Insulation	28		Fees & Costs	28	\$44,179
	Windows	28		Modernization Coordinator	28	\$9,000
	Landscaping & grading	28	\$10,933			
	Clerk-of-the-Works	28	\$10,500	GA76-7		
	LBP Monitoring	28	\$12,600			
	Modernization Coordinator	28		Kitchen modernization	20	\$68,800
	Fees & Costs	28	\$29,456			,
	Relocation	28	\$11,200			
			. ,			
	Contingency (1502)		\$14,909	Contingency (1502)		\$14,909
	Administration for CGP Program			Administration for CGP Program		\$2,500
	Subtotal of Estim	ated Cost	\$672,345	Subtotal of Estimat	ed Cost	\$672,345

page 2 of 5

Five Year Action Plan
Part II: Supporting Pages
Management Needs Work Statement
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Work Statement	Work Statement for Yea FFY: 200	_		Work Statement for Year FFY: 2005		
for Year 1	General Description of	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
FFY: 01	Major Work Categories	Quantity	Estimated Cost	Major Work Categories	Quantity	Estimated Cost
11 1:01	GA76-7	+		GA76-7		
	<u>51170 7</u>			<u> </u>		
	Ceramic tile & shower	20	\$18,000	1 handicapped unit	1	\$30,000
	Toilet accessories	20		1 H&V unit	1	\$2,500
	Interior gas piping	20	\$16,000			
	Plumbing & fixtures	20	\$68,000	Ranges	20	\$8,000
	Rough Carpentry	20	\$12,000	Refrigerators	20	\$8,000
	Finish Carpentry	20	\$8,000			
See	Exterior doors & screen doors	20	\$36,000			
	Landscaping	20	\$10,000	<u>GA76-5 & 6</u>		
Annual	Masonry cleaning	20	\$4,000			
	New parking / repair walks	20	\$5,000	New A/C on ex. hydronic heating systems	26	\$110,097
Statement	Replace gas meters	20		New A/C on ex. hydronic heating systems	24	\$100,117
	Fascias & soffits	20	\$17,500			
	New hydronic heating systems & A/C	20	\$146,897			
	Lead-based paint abatement	20	\$48,000			
	Interior & exterior painting	20	\$24,000			
	Roofing	20		Ceramic tile and showers	25	\$22,500
	Flooring	20	\$24,000	Abate lead-based paint & asbestos	25	\$62,500
	Water heaters	20	\$9,000	Plumbing	25	\$85,000
	Insulation	20		Electrical	25	\$87,500
	Interior doors	20	\$37,000	Gas piping & gas meters	25	\$8,750
				Water heaters	25	\$11,250
	Clerk-of-the-Works	20		Toilet accessories	25	\$4,375
	LBP Monitoring	20		Flooring	25	\$24,062
	Modernization Coordinator	20	\$9,000			
	Fees & Costs	20	\$51,632			
	Relocation	20	\$8,000			
				Clerk-of-the-Works	77	\$12,500
				LBP Monitoring	25	\$11,250
				Modernization Coordinator	77	\$9,000
				Fees & Costs	77	\$47,535
				Relocation	25	\$10,000
	Contingency (1502)		\$14,909	Contingency (1502)		\$14,909
	Administration for CGP Program		\$2,500	Administration for CGP Program		\$2,500
	Subtotal of Est	imated Cost	\$672,345	Subtotal of Estim	ated Cost	\$672,345
					50004 (01/05/05)	

page 3 of 5

Five Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Work Statement	Work Statement for Yea FFY: 200	ır <u>2</u>		Work Statement for Ye FFY: 200	ar <u>3</u>	
for Year 1	General Description of	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
FFY: 01	Major Work Categories			Major Work Categories		
	Management Improvements	1	\$12,000	Management Improvements	1	\$12,000
	Operations		\$60,000	Operations		\$60,000
See						
Annual						
Statement						
	Subtotal of Esti	mated Cost	\$72,000	Subtotal of Esti	mated Cost	\$72,000
	Subtotal of Esti		P 4 -f 5	Subtotal of Esti		Ψ72,000

Page 4 of 5

Five Year Action Plan

Part III: Supporting Pages
Management Needs Work Statement
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Work	Work Statement for Year	<u>4</u>		Work Statement for Yea		
Statement	FFY: 2004		n	FFY: 2005		
for Year 1	General Description of	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
FFY: 01	Major Work Categories			Major Work Categories	1	
	Management Improvements	1	\$12,000	Management Improvements	1	\$12,000
	Operations		\$60,000	Operations		\$60,000
G						
See Annual						
Statement						
	Subtotal of Estin	nated Cost	\$72,000	Subtotal of Estin	nated Cost	\$72,000

Page 5 of 5

form HUD-52834 (01/05/95)

ref. Handbook 7485.3

Five Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Work Statement	Work Statement for Yea FFY: 200	ır <u>2</u>		Work Statement for Ye FFY: 200	ar <u>3</u>	
for Year 1	General Description of	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
FFY: 01	Major Work Categories			Major Work Categories		
	Management Improvements	1	\$12,000	Management Improvements	1	\$12,000
	Operations		\$60,000	Operations		\$60,000
See						
Annual						
Statement						
	Subtotal of Esti	mated Cost	\$72,000	Subtotal of Esti	mated Cost	\$72,000
	Subtotal of Esti		P 4 -f 5	Subtotal of Esti		Ψ72,000

Page 4 of 5

Five Year Action Plan

Part III: Supporting Pages
Management Needs Work Statement
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Work	Work Statement for Year	<u>4</u>		Work Statement for Yea		
Statement	FFY: 2004		n	FFY: 2005		
for Year 1	General Description of	Quantity	Estimated Cost	General Description of	Quantity	Estimated Cost
FFY: 01	Major Work Categories			Major Work Categories	1	
	Management Improvements	1	\$12,000	Management Improvements	1	\$12,000
	Operations		\$60,000	Operations		\$60,000
G						
See Annual						
Statement						
	Subtotal of Estin	nated Cost	\$72,000	Subtotal of Estin	nated Cost	\$72,000

Page 5 of 5

form HUD-52834 (01/05/95)

ref. Handbook 7485.3

Attachment ga076e02

Policy statement regarding Significant Amendment or Substantial Deviation in Budgets and Work Item Thresholds.

The CDHA has established the following as Significant Amendment or Substantial Deviation in Budgets:

- 1. additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- 2. additions of new activities not included in the PHDEP plan; and
- 3. any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Additionally, the established financial threshold applicable to the above is \$50,000.00

U.S. DEPARTMENT OF HOUSING and URBAN DEVELOPMENT

Part II Supporting Pages Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development				Total Es	timated Cost	Total Actual Cost		
Number /Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
PHA-Wide	Operations	1406		\$60,000.00		\$60,000.00	\$60,000.00	
	SUBTOTAL	<u>1406</u>		<u>\$60,000.00</u>		\$60,000.00	<u>\$60,000.00</u>	
PHA-Wide Management	Provide funds for security program (2 Officers)	1408	100%	\$0.00		\$0.00	\$0.00	
Improvements		<u>1408</u>		<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	
PHA-Wide	Administration Costs for the CGP Program	1410	100%	\$2,500.00		\$2,500.00	\$0.00	
	SUBTOTAL	<u>1410</u>		<u>\$2,500.00</u>		<u>\$2,500.00</u>	<u>\$0.00</u>	
PHA-Wide	A/E design & expenses	1430	32	\$25,300.00		\$1,804.00	\$0.00	
PHA-Wide	Modernization Coordinator	1430	32	\$9,000.00		\$0.00	\$0.00	
PHA-Wide	Clerk-of-the-Works	1430	32	\$11,000.00		\$0.00	\$0.00	
	SUBTOTAL	<u>1430</u>		<u>\$45,300.00</u>		<u>\$1,804.00</u>	<u>\$0.00</u>	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement. Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/ Office of Native American Programs Administrator and

U.S. DEPARTMENT OF HOUSING and URBAN DEVELOPMENT

Part II Supporting Pages Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development				Total Est	imated Cost	Total	Actual Cost	(1
Number /Name		Development	Quantity			Funds	Funds	Status of Proposed Work (2)
HA-Wide Activities	Work Categories	Account Number		Original	Revised (1)	Obligated (2)	Expended (2)	
Activities		Nullibei						
GA76-1	Install new water meters	1450	24	\$10,800.00		\$0.00	\$0.00	
GA76-2	Install new water meters	1450	26	\$11,700.00		\$0.00	\$0.00	
GA76-3	Install new water meters	1450	28	\$12,600.00		\$0.00	\$0.00	
GA76-4	Install new water meters	1450	32	\$14,400.00		\$0.00	\$0.00	
GA76-5	Install new water meters	1450	26	\$11,700.00		\$0.00	\$0.00	
GA76-6	Install new water meters	1450	24	\$10,800.00		\$0.00	\$0.00	
GA76-7	Install new water meters	1450	20	\$9,000.00		\$0.00	\$0.00	
GA76-8	Install new water meters	1450	25	\$11,250.00		\$0.00	\$0.00	
GA76-9	Install new water meters	1450	35	\$15,750.00		\$0.00	\$0.00	
GA76-11	Install new water meters	1450	40	\$18,000.00		\$0.00	\$0.00	
GA76-13	Install new water meters	1450	13	\$5,850.00		\$0.00	\$0.00	
GA76-14	Install new water meters	1450	47	\$21,150.00		\$0.00	\$0.00	
GA76-10	Install new water meters (previously	1450	40	\$18,000.00		\$0.00	\$0.00	
	installed at 30 units)			·				
	SUBTOTAL	<u>1450</u>		\$171,000.00		<u>\$0.00</u>	<u>\$0.00</u>	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and

U.S. DEPARTMENT OF HOUSING and URBAN DEVELOPMENT

Part II Supporting Pages Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development					imated Cost		Actual Cost	
Number /Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
GA76-4	Complete the modernization work outlined in CGP No. GA06P07670698. (A total of 16 units will be modernized. The remaining 16 units will be removed through a Demolition and Disposition Plan.)	1460	9	\$384,947.00		\$0.00	\$0.00	
	SUBTOTAL	<u>1460</u>		<u>\$384,947.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	
GA76-10	Remove gas pipe & meter. Replace gas furnace and water heater with electric HVAC system and electric water heater.	1470	1	\$9,500.00		\$0.00	\$0.00	
GA76-9	Handicap renovations of existing Community Building to meet 504 requirements.	1470	1	\$72,000.00		\$0.00	\$0.00	
	SUBTOTAL	<u>1470</u>		<u>\$81,500.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and l

Page 4 of 5 form HUD-52837 (01/05/95)

ref. Handbook 7485.3

Annual Statement/

U.S. DEPARTMENT OF HOUSING

Performance and Evaluation Report

and URBAN DEVELOPMENT

Part I: Summary
Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

Compreh	ensive Grant Program (CGP)				o. 2577-0157 (Exp. 7/31/95)
HA Name				Comprehensive Grant Numbe Fi	* *
	Authority of the City of Douglas, Georgia			GA06P07670799	1999
	nnual Statement Reserve for Disasters/ Emergencies rmance and Evaluation Report	Revised Annual Statement/Revi Performance and Evaluation Re			
Final Perio	irmance and Evaluation Report	remormance and Evaluation Re	port for Frogram 1	Total Actua	al Cost (2)
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	1406 Operations	\$60,000.00		\$60,000.00	\$60,000.00
2	1408 Management Improvements 1/	\$0.00		\$0.00	\$0.00
3	1410 Administration 2/	\$2,500.00		\$2,500.00	\$0.00
4	1411 Audit	\$0.00		\$0.00	\$0.00
5	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
6	1430 Fees and Costs	\$45,300.00		\$1,804.00	\$0.00
7	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
8	1450 Site Improvement	\$171,000.00		\$0.00	\$0.00
9	1460 Dwelling Structures	\$384,947.00		\$0.00	\$0.00
10	1465.1 Dwelling EquipmentNonexpendable	\$0.00		\$0.00	\$0.00
11	1470 Nondwelling Structures	\$81,500.00		\$0.00	\$0.00
12	1475 Nondwelling Equipment	\$0.00		\$0.00	\$0.00
13	1495.1 Relocation	\$0.00		\$0.00	\$0.00
14	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
15	1502 Contingency (may not exceed 8% of line 16)	\$0.00		\$0.00	\$0.00
16	Amount of Annual Grant (Sum of lines 2-15)	\$745,247.00		\$64,304.00	\$60,000.00
17	Amount of Line 16 Related to LBP Activities	\$55,200.00		\$0.00	\$0.00
18	Amount of line 16 Related to Section 504 Compliance	\$0.00		\$0.00	\$0.00
19	Amount of line 16 Related to Security	\$0.00		\$0.00	\$0.00
20	Amount of line 16 Related to Energy Conservation Measures	\$343,500.00		\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statemen (2) To be completed for the Performance and Evaluation Report.									
Signature of Executive Director and Date	Signature of Public Housing Director/ Office of Native American Programs Administrator and Date								

Part III Implementation Schedule Comprehensive Grant Program (CGP)

U.S. DEPARTMENT OF HOUSING

and URBAN DEVELOPMENT

Office of Public and Indian Housing

Development Number /Name HA-Wide		All funds obligated		All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)		
Activities	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)			
GA76-1	3/30/01			3/30/02					
GA76-2	3/30/01			3/30/02					
GA76-3	3/30/01			3/30/02					
GA76-4	3/30/01			3/30/02					
GA76-5	3/30/01			3/30/02					
GA76-6	3/30/01			3/30/02					
GA76-7	3/30/01			3/30/02					
GA76-8	3/30/01			3/30/02					
GA76-9	3/30/01			3/30/02					
GA76-10	3/30/01			3/30/02					
GA76-11	3/30/01			3/30/02					
GA76-13	3/30/01			3/30/02					
GA76-14	3/30/01			3/30/02					
PHA-Wide	3/30/01			3/30/02					

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statemen (2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/ Office of Native American Programs Administrator and Date

Public Housing Drug Elimination Program Plan Housing Authority of the City of Douglas, GA GA076

ATTACHMENT ga076f02

Annual PHDEP Plan Table of Contents:

- 1. General Information/History
- 2. PHDEP Plan Goals/Budget
- 3. Milestones
- 4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$100,734.00
- B. Eligibility type (Indicate with an ?x?) N1_____ N2___ R
- C. FFY in which funding is requested 2002
- D. Executive Summary of Annual PHDEP Plan

The City of Douglas Housing Authority (DHA) utilizes a "weed and seed" approach to drug reduction and elimination in its public housing neighborhoods. Utilizing community based/community oriented problem-solving policing and drug prevention programming, the DHA expects to reduce drug related crime by 3% each year of the 5 years proposed.

 \mathbf{X}

E. Target Areas

PHDEP Target Areas	Total # of Units within	Total Population to be		
(Name of development(s) or site)	the PHDEP Target	Served within the		
	Area(s)	PHDEP Target		
		Area(s)		
Site 76-1; West Bryan	24	20+ ALL		
Site 76-2; Gaskin Ave	26	50+ ALL		
Site 76-3; West Bryan	28	55+ ALL		
Site 76-4; Carver Homes	32	Unoccupied		
Site 76-5; East Bryan	26	60+ ALL		
Site 76-6; Coffey	24	45+ ALL		
Site 76-7; College	20	40+ ALL		
Site 76-8; Brooks	25	50+ ALL		
Site 76-9; Baker	35	70+ ALL		
Site 76-10; Grady	70	32+ ALL		
Site 76-11; Bryan Circle	39	75+ ALL		
Site 76-13; Bryan Street	13	11+ ALL		
Site 76-14; Thrash Circle	47	70+ ALL		

F. Duration of Program

79.	41				Ì	76	41					1		ĺ
	6 Mont	ths	12 Mon	ths	X		18 Mon	ths	24	Month	ns	Other	,	

G. PHDEP Program History



Fiscal Year of	PHDEP	Grant #	Fund Balance as	Grant	Anticipated
Funding	Funding		of Date of this	Extensions or	Completion
	Received		Submission	Waivers	Date
FY 1995	-0-				
FY 1996	\$201,000.00	GA06DEP0760196	-0-	NONE	CLOSED
					OUT
FY 1997	-0-				
FY1998	-0-				
FY 1999	\$ 90,835.00	GA06DEP0760199	-0-	NONE	CLOSED
					OUT
FY2000	\$ 94,669.00	GA06DEP0760100	\$ 10,741.60	NONE	N/A
FY2001	\$100,734.00	GA06DEP0760101	\$100,734.00	NONE	12/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

The DHA drug/crime reduction/elimination strategy utilizes a "weed and seed" approach within the Authority neighborhoods and

contiguous neighborhoods. Its main goal is to reduce drug related crimes by 3% per year for the next five years. Objectives include sustaining the community policing initiative, reducing the use of drugs among Authority youth, and providing youth programs that provide a positive drug-free environment; provide for academic assistance; programming in athletics, the arts, and community service programs; programs designed to develop community pride and leadership skills; and to develop task oriented initiatives among students through goal setting, program planning, and project(s) development in Roundtree Park

B. PHDEP Budget Summary

FY 2002 PHDEP Budget Sur	mmary
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$40,000.00
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$30,000.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$30,734.00
TOTAL PHDEP FUNDING	\$100,734.00

9110 - Reimbursem	ent of Law E	nforcement	ì		Total PHD	EP Funding:	: \$40,000.00						
Goal(s)	To reduce	crime in Authorit	v neighbo	orhoods by 3%	annually								
Objectives		provide enhance			o uninuuni j								
,		*											
		o implement a se											
		o implement "Ou											
		5. To increase calls for service by 10% first year and 5% next 4 years											
	6. To	o increase COP tra	aining for	COP officers	3								
		7. To decrease the number of non-resident "hanging out" in Authority by 10% annually											
Proposed Activities		Target Population	Start	Expected	PHEDEP	Other	Performance Indicators						
	Persons Served		Date	Complete Date	Funding	Funding (Amount/							
	Scrved			Date		Source)							
1.Enhanced COP LE			1/2002	12/2002	\$40,000.	Source	Officer activity/arrest reports						
2.							Toports						
3.													
			<u> </u>		-	<u>'</u>	<u>'</u>						
9120 - Security Pers	sonnel				Total PHD	EP Funding:	\$						
Goal(s)													
Objectives													
Proposed Activities	# of	Target Population	Start	Expected	PHEDEP	Other	Performance Indicators						
•	Persons	0 1	Date	Complete	Funding	Funding							
	Served			Date		(Amount							
						/Source)							
1.													
2. 3.													
3.													
0.100 77 1					To a spring		Α.						
9130 - Employment	of Investigat	ors			Total PHD	EP Funding:	\$						
Goal(s)													
Objectives													
Proposed Activities		Target Population	Start	Expected	PHEDEP	Other	Performance Indicators						
	Persons		Date	Complete	Funding	Funding							
	Served			Date		(Amount							
1				+		/Source)							
1.						+							
2. 3.				†		 							
<u> </u>			l	<u> </u>	1	<u>. </u>							
9140 - Voluntary To	enant Patrol				Total PHD	EP Funding:	\$						
G 1()	T												
Goal(s)													
Objectives													

Proposed Activities	# of	Target Population	Start	Expected	PHEDEP	Other	Performance Indicators
	Persons		Date	Complete	Funding	Funding	
	Served			Date		(Amount	
						/Source)	
1.							
2.							
3.							
				•		·	

9150 - Physical Improvements				Total PHDEP Funding: \$			
Goal(s)					·		
Objectives							
Proposed Activities	# of	Target Population	Start	Expected	PHEDEP	Other	Performance Indicators
	Persons		Date	Complete	Funding	Funding	
	Served			Date		(Amount	
						/Source)	
1.							
2.							
3.							

9160 - Drug Preventi	on				Total PHI	otal PHDEP Funding: \$30,000.00			
Goal(s)					drug use by residents non-drug use by residents				
Objectives	1. To ide 2. To inc 3. To pro 4. To pro 5. To pro 6. To dev 7. To dev	ntify Authority restrease the participate vide a "healthy" vide academic assivide meaningful speelop community preserved	Authority resident prevention programming needs the participation of residents in prevention programs/meetings by 10% annually a "healthy" positive environment for residents at Roundtree Center and Central Square academic assistance for residents meaningful sports, arts, and community service programs community pride and leadership skills among residents task oriented initiatives among residents through goal setting, program planning, and						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date					
1. After school Program	50+	Residents age 12-18	1/2002	12/2002	% of \$30,000	In-kind \$2,000	Attendance records Academic records		
2. Summer Program	50+	Residents age 12-18	1/2002	12/2002	% of \$30,000	In-kind \$2,000	Attendance records Pre/post testing		

9170 - Drug Intervention				Total PHD	otal PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
3.							

9190 - Other Program	Costs				Total	Total PHDEP Funds: \$30,734.						
Goal(s)	To condu	ct a successful dru	g elimina	tion progra	ım							
Objectives		de accountability ar				rities						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complet e Date		Other Funding (Amount /Source)	Performance Indicators					
1. Maintain a Coordinator			1/2002	12/2002	\$15,000.		Networking with service agencies, DGPD, and supplying data to Technical Assistant. Meetings with ED Reports to ED Meetings with Technical Assistant. Reports to Technical Assistant.					
2. Professional Services Contract for monitoring, evaluation, and PIC DERS Reporting. Professional Services Contract for data entry, analyze and reporting of Resident Survey to PIC DERS			Not funded	Not funded	Not funded	Not funded	Build and maintain 2002 baseline for 2002 performance. Meetings/consultation with PHDEP coordinator Monthly data entry and analysis of DGPD database Meetings with ED Reports to ED PHDEP PIC DERS Reporting to HUD twice annually including, crime data, financial data (Standard Form 269A), and narratives,					
4. E911 Crime Database			1/2002	12/2002	\$1,200.		Data entry, Analysis, and Report by Technical Assistant					
5. Technological equipment & supplies			1/2002	12/2002	\$14,534.		Purchased/operational					

#2 CDHA WILL NOT BE CONTRACTING PROFESSIONAL SERVICES.

Section 3: Expenditure/Obligation Milestones

]
Budget Line	25% Expenditure	Total PHDEP	50% Obligation of	Total PHDEP	
Item #	of Total Grant	Funding Expended	Total Grant Funds	Funding Obligated	
	Funds By Activity #	(sum of the	by Activity #	(sum of the	
		activities)		activities)	
e.g Budget Line Item # 9120	Activities 1, 3		Activity 2		
9110				Total \$40,000 will	
				be expended in 12 month period 1/2002-12/2002	
9120				1/2002-12/2002	
9130					
9140					
9150					
9160				Total \$30,000 will Be expended in 12 month period 1/2002-12/2002	
9170					
9180					
9190				Total \$30,734. will be expended in 12 month period 1/2002-12/2002	
TOTAL				\$100,734.00	

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the CDHA Certifications of Compliance with the CDHA Plan and Related Regulations.

Attachment ga076f04

Policy statement regarding Significant Amendment or Substantial Deviation in Budgets and Work Item Thresholds.

The DHA has established the following as Significant Amendment or Substantial Deviation in Budgets:

- 1. additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- 2. additions of new activities not included in the PHDEP plan; and
- 3. any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Additionally, the established financial threshold applicable to the above is \$50,000.00

CITY OF DOUGLAS (GA) HOUSING AUTHORITY (CDHA) GA076

PROGRESS TOWARD MEETING FIVE-YEAR MISSION AND GOALS

The City of Douglas (GA) Housing Authority (CDHA) has realized some progress towards meeting its Five Year Mission and Goals through accomplishing the following:

- 1) The CDHA has hired (2001) two highly qualified staff to fill management position vacancies as Director of Operations and Maintenance Supervisor.
- 2) Re-modeling and modernization of CDHA properties continues.
- 3) The CDHA contracted Technical Assistance to build a CHDA wide crimetracking database utilizing and establishing 2000 911- dispatch DGPD crime data as the baseline data for the 2000 PHDEP, and to support its MASS requirements. The 2000 baseline database was completed in 1/2001.
- 4) The CDHA contracted Technical Assistance to build a CHDA wide crimetracking database utilizing and establishing 2001 911- dispatch DGPD crime data as the baseline data for 2001 PHDEP, to support its MASS requirements, and to support corrective actions in the Safety area of the CDHA REAC RASS Follow-up Plan. The 2001 baseline database was completed in 1/2002.
- 5) Public information communications between the CDHA and the local community has improved.
- 6) The CDHA recently completed a Market Analysis of its low-rent properties compared with comparable private sector properties in the City of Douglas.
- 7) Technical Assistance was provided to the CDHA to build a comprehensive resident tracking database to meet the Resident Community Service mandate from HUD.
- 8) HUD has officially notified the CDHA that the CDHA FY2001 ROSS-RSDM-Family grant has been funded in the amount of \$250,000.
- 9) HUD has officially notified the CDHA that the CDHA FY2001 HOPE VI-Demolition grant has been funded in the amount of \$160,000.
- 10) The CDHA has completed its Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessment.

Public Housing Drug Elimination Program Plan Housing Authority of the City of Douglas, GA GA076

ATTACHMENT ga076d04

Annual PHDEP Plan Table of Contents:

- 1. **General Information/History**
- 2. PHDEP Plan Goals/Budget
- 3. Milestones
- 4. **Certifications**

Section 1: General Information/History

- A. Amount of PHDEP Grant \$94,669.00
- B. Eligibility type (Indicate with an ?x?) N1 N2 R \mathbf{X}
- C. FFY in which funding is requested 2001
- D. Executive Summary of Annual PHDEP Plan

The City of Douglas Housing Authority (DHA) utilizes a "weed and seed" approach to drug reduction and elimination in its public housing neighborhoods. Utilizing community based/community oriented problem-solving policing and drug prevention programming, the DHA expects to reduce drug related crime by 3% each year of the 5 years proposed.

E. Target Areas

PHDEP Target Areas	Total # of Units within	Total Population to be
(Name of development(s) or site)	the PHDEP Target	Served within the
	Area(s)	PHDEP Target
		Area(s)
Site 76-1; West Bryan	24	20+ ALL
Site 76-2; Gaskin Ave	26	50+ ALL
Site 76-3; West Bryan	28	55+ ALL
Site 76-4; Carver Homes	32	Unoccupied
Site 76-5; East Bryan	26	60+ ALL
Site 76-6; Coffey	24	45+ ALL
Site 76-7; College	19	40+ ALL
Site 76-8; Brooks	25	50+ ALL
Site 76-9; Baker	35	70+ ALL
Site 76-10; Grady	70	32+ ALL
Site 76-11; Bryan Circle	39	75+ ALL
Site 76-13; Bryan Street	13	11+ ALL
Site 76-14; Thrash Circle	47	70+ ALL

F. Duration of Program

6 Months 12 Months X 18 Months 24 Months Other

G. PHDEP Program History



Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	-0-				
FY 1996	\$201,000.00	GA06DEP07696	-0-	NONE	CLOSED OUT
FY 1997	-0-				
FY1998	-0-				
FY 1999	\$90,835.00	GA06DEP07699	\$57,827.25	NONE	12/2000
FY2000	\$94,669.00	GA06DEP07600	\$94,669.00	NONE	12/2001

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

The DHA drug/crime reduction/elimination strategy utilizes a "weed and seed" approach within the Authority neighborhoods and contiguous neighborhoods. Its main goal is to reduce drug related crimes by 3% per year for the next five years. Objectives include sustaining the community policing initiative, reducing the use of drugs among Authority youth, and providing youth programs that provide a positive drug-free environment; provide for academic assistance; programming in athletics, the arts, and community service programs; programs designed to develop community pride and leadership skills; and to develop task oriented initiatives among students through goal setting, program planning, and project(s) development in Roundtree Park

B. PHDEP Budget Summary

DIV 2000 DIIDED D. I. (C	<u> </u>							
FY 2000 PHDEP Budget Su	ımmary							
Budget Line Item Total Funding								
9110 - Reimbursement of Law Enforcement	\$38,000.00							
9120 - Security Personnel								
9130 - Employment of Investigators								
9140 - Voluntary Tenant Patrol								
9150 - Physical Improvements								
9160 - Drug Prevention	\$30,000.00							
9170 - Drug Intervention								
9180 - Drug Treatment								
9190 - Other Program Costs	\$26,669.00							
TOTAL PHDEP FUNDING	\$94,669.00							

PHDEP Plan Goals and Activities



9110 - Reimburseme	ent of Law l	Enforcement			Total PHDEP Funding: \$38,000.00					
Goal(s)	To reduce	To reduce crime in Authority neighborhoods by 3% annually								
Objectives	1. To pro	vide enhanced CO	P service:	S						
	2. To incr	ease COP officer p	articipati	on in Residen	t Council pro	grams/activiti	es			
	3. To increase calls for service by 10% first year and 5% next 4 years 4. To increase COP training for COP officers									
	5. To decrease the number of non-resident "hanging out" in Authority by 10% annua					% annually				
Proposed Activities	# of	Target Population	Start	Expected	PHEDEP	Other	Performance Indicators			
	Persons		Date	Complete	Funding	Funding				
	Served			Date		(Amount/ Source)				
1.Enhanced COP LE	LE 1/2001 12/2001 \$38,000. Officer a									
	reports									
2.										
3.										

9120 - Security Personnel				Total PHDEP Funding: \$			
Goal(s)					•		
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.	·						
3.							

9130 - Employment of Investigators				Total PHD	Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)					·		
Objectives							_
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)					·		
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHI	Total PHDEP Funding: \$30,000.00				
Goal(s)	-	 To provide residents with programs that reduce drug use by residents To provide residents with programs that sustain non-drug use by residents 								
Objectives	1. To ider 2. To incr 3. To prov 4. To prov 5. To prov 6. To dev	 To identify Authority resident prevention programming needs To increase the participation of residents in prevention programs/meetings by 10% annually To provide a "healthy" positive environment for residents at Roundtree Center and Central Square To provide academic assistance for residents To provide meaningful sports, arts, and community service programs To develop community pride and leaders hip skills among residents To develop task oriented initiatives among residents through goal setting, program planning, and 								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators			
1. tutoring	50+	Residents age 12-18	1/2001	12/2001	% of \$30,000	In-kind \$2,000	Attendance records Academic records			
2. mentoring	50+	Residents age 12-18	1/2001	12/2001	% of \$30,000	In-kind \$2,000	Attendance records Pre/post testing			
3. leadership training	50+	Residents age 12-18	1/2001	12/2001	% of \$30,000	In-kind \$2,000	Attendance records Pre/post testing			
4. drug education	50+	Residents age 12-18	1/2001	12/2001	% of \$30,000	In-kind \$2,000	Attendance records Pre/post testing			
5. parenting	50+	Residents age 12-18	1/2001	12/2001	% of \$30,000	In-kind \$2,000	Attendance records Pre/post testing			

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s) Objectives					I		
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2. 3.							

9180 - Drug Treatment						Total PHDEP Funding: \$		
Goal(s)					*			
Objectives								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators	
1.								
2.								
3.								

9190 - Other Program Costs					Total PHDEP Funds: \$26,669				
Goal(s)	To condu	To conduct a successful drug elimination program							
Objectives	To provide accountability and evaluation of the above activities								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators		
1. Maintain a coordinator			1/2001	12/2001	\$10,000.		Meetings with ED Reports to ED Meetings with consultant		
2. Contract for evaluation			1/2001	12/2001	\$12,000.		Meetings/consultation with PHDEP coordinator Analysis of DPD database Meetings with ED Reports to ED PHDEP PIC Reporting to HUD		
3. Conduct resident survey			10/2001	11/2001		\$2,600 ITA	Analysis & Report		
4. E911 Crime Database			1/2001	12/2001	\$ 1,200.		Data entry, Analysis, and Report by consultant		
5. Equipment & supplies			1/2001	12/2001	\$ 3,469.		Purchased/operational		

Section 3: Expenditure/Obligation Milestones

Budget Line	250/ Expanditura	Total PHDEP	50% Obligation of	Total PHDEP
Item #	25% Expenditure of Total Grant	Funding Expended	Total Grant Funds	Funding Obligated
HeIII#				
	Funds By Activity #	(sum of the	by Activity #	(sum of the
		activities)		activities)
e.g Budget Line	Activities 1, 3		Activity 2	
Item # 9120				
9110				Total \$38,000 will
				be expended in 12
				month period
				1/2001-12/2001
9120				
9130				
9140				
9150				
9160				Total \$30,000 will
				Be expended in 12
				month period
				1/2001-12/2001
9170				
9180		_		
9190				Total \$26,669 will
				be expended in 12
				month period
				1/2001-12/2001
		_		
TOTAL				\$94,669.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the PHA Certifications of Compliance with the PHA Plan and Related Regulations.

Attachment ga076h02 THE HOUSING AUTHORITY OF THE CITY OF DOUGLAS, GEORGIA FOLLOW-UP PLAN - RESIDENT SERVICE AND SATISFACTION SURVEY

COMMUNICATION

The Housing Authority of the City of Douglas, Georgia plans to hold resident meetings and meet with the Resident Advisory Board on a monthly basis. At the meetings we will discuss their concerns of services, accepting their comments and evaluating each one individually to determine areas of improvement needed. The agency's procedures will be discussed in depth at the resident meetings with the Agency explaining and listening to suggestions with a positive attitude for making any necessary changes that may be needed. The Housing Authority Of The City Of Douglas will continue to send out monthly flyers to all residents to advise them of activities that are planned for the month. These flyers are either hand-delivered or mailed by the agency or The City Of Douglas Community Service Department. In addition, a quarterly newsletter is prepared and sent out to "reach out and touch" the residents. The Resident Service Coordinator will continue to knock on doors and make telephone calls in extra efforts to communicate with the residents. The City Of Douglas Housing Authority and The City Of Douglas Community Service Department will contact the residents for many activities during the year such as the after school program (arts/crafts); the mother's day luncheon; the teen self-esteem program; the hands-on computer fun; scarecrow building, neighborhood trick or treat; the cooling of the elderly; Christmas with DHA kids; breakfast with Santa, etc.

The City Of Douglas Housing Authority will continue to provide training for the employees to be effective and professional in our day-to-day activities. The agency will continue to provide and explain policies and procedures at move-in and at each recertification. Participation is encouraged in policy development and any needed policy revisions. The agency is excited about the "new" Spanish class that is currently being organized to teach residents as well as the employees the language, which will allow us to communicate better.

SAFETY

The Housing Authority Of The City Of Douglas, Georgia will continue to hold the regular police meetings on a weekly basis. A police substation is set up in the Gaskin Avenue area that provides the needed presence in the neighborhood. The vacant units and community spaces will continue to be made readily available for surwillance when necessary. The local police department will continue to be involved in the development and implementation of the drug elimination grants. The local police department plans to implement an outreach class teaching safety tips for your home, say "No" to drugs, gun safety, and good citizen tips. The City Of Douglas Community Service Department plans to implement youth counseling and numerous recreational activities. The agency will continue to report all criminal activities to the local police authorities as well as encourage residents to call through meetings, flyers, newsletters and verbal communication. The Housing Authority Of The City Of Douglas will continue to

receive copies of 911 calls so that the Resident Service Coordinator may follow up on each incident and take corrective action when necessary. We are able to track the crime related problems through this report. The agency will continue to have two (2) COP Officers through the Drug Elimination Grant. The officers constantly patrol the public housing developments and keep the agency abreast of any and all problems so that immediate action may be taken. The COP Officers as well as the maintenance staff will continue to patrol the neighborhoods to make sure the lighting is adequate and repaired in a timely manner. The agency will continue to run police reports on each and every prospective resident to help keep our neighborhoods safe. The City Of Douglas Police Department will offer a course on home safety to residents and preventative drug education.

NEIGHBORHOOD APPEARANCE

The Housing Authority Of The City Of Douglas will continue to highly encourage our residents to report any problems (interior and exterior) to our agency so that immediate action may be taken. The Director Of Operations and the Maintenance Supervisor will continue to walk each development on a regular basis to inspect the exterior of the buildings and the grounds. A deficiency report will be written and followed up on to ensure that the maintenance department has satisfactorily completed all needed repairs. Any signs of graffiti will be removed immediately. A "yard of the quarter" program will be initiated with the resident being recognized in our agency newsletter. We will continue to take pride in our communities to make them a desirable place to call home.

CITY OF DOUGLAS (GA) HOUSING AUTHORITY GA076

PROGRESS TOWARD MEETING FIVE-YEAR MISSION AND GOALS

The City of Douglas (GA) Housing Authority has realized progress towards meeting its Five Year Mission and Goals through accomplishing the following:

- Restructured and reorganized the administrative structure of the DHA. The
 restructuring and reorganization has led to more efficient and effective operations.
 Additionally, according to comments from residents, DHA Board of
 Commissioner's members, and municipal officials the "new" DHA is more
 responsive to resident needs;
- 2) The "new" DHA has hired a number of highly qualified staff to fill management position vacancies. The newly hired staff are more qualified than the staff replaced and have immediately proven to be more responsive to DHA organizational imperatives and resident needs;
- 3) The DHA has built a crime-tracking database to support its MASS requirements. The crime-tracking database will be supportive of corrective action related to resident concerns expressed in Resident Surveys. Additionally, internal planning centered on the crime tracking database has led to a more aggressive public safety initiative under PHDEP;
- 4) The "new" DHA has established a structure and process to support effective public information communications between the DHA and the local community;
- 5) The "new" DHA is in the process of planning a major marketing program for its low rent units;
- 6) The "new" DHA has built a comprehensive resident tracking database to meet the Resident Community Service mandate from HUD;
- 7) The "new" DHA has implemented a comprehensive resident assessment system to build a resident needs database system to clearly define resident self-sufficiency needs:
- 8) The "new" DHA has successfully pursued networking activities between the DHA and area social service, human service, community service agencies to more effectively support resident self-sufficiency needs; and
- 9) The DHA is in the process of making application for the FY2001 ROSS-RSDM grant and the FY2001 HOPE VI-Demolition grant.

Attachment ga076i02

January 11, 2002

Ms. Terry Lipscomb
The Department Of Housing
And Urban Development
40 Marietta Street
17th Floor
Atlanta, Georgia 30303-2806

RE: GA076

Certifications for Annual Plan/Five Year Plan

Dear Terry:

Please find enclosed certifications that need to accompany the Annual Plan/Five Year Plan, they are as follows:

- 1) PHA Certifications Of Compliance with the PHA Plan
- 2) Board Resolution for the 1 Year/5 Year Agency Plan
- 3) Certification Of Payments to Influence Federal Transactions
- 4) Certification for a Drug Free Workplace
- 5) Disclosure Of Lobbying Activities
- 6) Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
- 7) Georgia Department Of Community Affairs

If you have any questions or anything else is needed please contact me.

Sincerely,

Carolyn D. Thompson, PHM Executive Director

D. <u>Voluntary Conversion Required Initial Assessments</u>

On June 22, 2001, the "Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments; Final Rule" was published in the *Federal Register* (FR-4476-03). (Clarification of the final rule is currently available on the HUD website). The rule provides regulatory guidance on the preparation and submission of the required initial assessments in a streamlined, simplified form. The statute states that all PHAs to conduct an initial assessment once for each of its <u>covered</u> developments (in general, developments available for general occupancy rather than for elderly and/or disabled developments) by October 1, 2001, and submit the results to HUD.

While HUD is aware that required initial assessments may take longer to complete than by October 1, 2001, PHAs must proceed expeditiously and responsibly to complete the assessments. PHAs will be required to report on their efforts in PHA Plans (Component 10((b)), Voluntary Conversion Required Initial Assessment), commencing with Plan fiscal years covering January 1 – December 31, 2002.

In accordance with §972.200(b), the PHA must certify that it has reviewed each development's operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion of the development may be: (i) appropriate because removal of the development would meet the necessary conditions for voluntary conversion described at §972.200(c); or (ii) inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion described at §972.200(c). A PHA can consider each covered development and determine, based on factors such as cost, ability to occupy the development, cost and/or workability of vouchers in the community that voluntary conversion may be appropriate or inappropriate. The assessment is non-binding and does not require a market study or detailed cost calculations.

After completing the required initial assessment, a PHA must retain <u>documentation of the reasoning</u> (which may be as short as a few sentences for a covered development) with respect to each required initial assessment and include the results as a supporting <u>document to an agency's PHA Plan</u>. The supporting <u>document must be available for public inspection</u>, but not submitted to HUD for review.

Prior to issuance of this rule, PHAs were not required to provide this information and as a result, the Voluntary Conversion Component (10 B) was "reserved" in the Plan template. Beginning with Fiscal Year 2002, all PHAs must address the following questions about their Required Initial Assessments to be included as a required attachment to the template (template questions will also be available on the PHA Plan website). In addition, PHAs must modify the "Annual Plan Table of Contents" and "Submission Checklist for the Small PHA Plan Update" to include this required attachment.

Component 10 (B) Voluntary Conversion Initial Assessments.

- A. How many of the CDHA developments are subject to the Required Initial Assessments? **Thirteen (13) developments**
- **B.** How many of the CDHA developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly/or disabled developments not general occupancy projects)? **Two (2) developments that are elderly designated.**
- C. How many Assessments were conducted for the CDHA covered developments? **None were completed we are in the process.**
- D. Identify CDHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name: **N/A** Number of Units: **N/A**

E. If the CDHA has not completed the Required Initial Assessments, describe the status of the assessments. **An assessment is currently being addressed to determine the cost effectiveness**.

Executive Director Carolyn D. Thompson CDHA

Attachment ga076k02

2. Revised Template Questions. The current PHA Plan template (HUD 50075) questions about de-concentration of poverty and income mixing in public housing, found in section 3(A)(6) (PHA Policies Governing Eligibility, Selection, and Admissions, Public Housing, Deconcentration and Income Mixing) had been disregarded by Notice PIH 99-51. Now that a final rule has been issued, the following questions will replace the former ones in the PHA Plan template about an agency's de-concentration policies and be available on the PHA Plan website to include as a required attachment to the template.

Component 3, (6) De-concentration and Income Mixing

- a. Yes X Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes X Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

De-concentration Policy for Covered Developments

Development Name:

Number of Units Explanation (if any) [see step 4 at 903.2(c)(1)((iv)]De -concentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]